



Scarcroft Neighbourhood Development Plan

2018-2033

Contents

Foreword	3
1. Introduction	4
2. The Neighbourhood Plan Area	5
3. The Neighbourhood Plan Preparation Process	7
4. The Vision and Objectives for Scarcroft	10
5. The Plan Policies and Community Actions	11
5.1 Green Environment	11
5.2 Built Environment	17
5.3 Community Facilities and Services	23
5.4 Housing	25
6. Monitoring, Review, Implementation	31

Appendices

- Appendix One: Local Green Infrastructure
- Appendix Two: Biodiversity in Scarcroft
- Appendix Three: Local Green Space Sites Assessment
- Appendix Four: Scarcroft Hill Character Assessment
- Appendix Five: Non statutory local heritage assets
- Appendix Six: Scarcroft Character Area Assessment
- Appendix Seven: Community facilities in Scarcroft
- Appendix Eight: Housing density in Scarcroft





Foreword

The Government wants local people to be able to influence decisions about development in their area. The Localism Act 2011 introduced new powers for people to make neighbourhood plans and neighbourhood planning orders, with reduced interference from central government. These new powers are in addition to existing opportunities for community involvement, which are already part of the planning system. People have the right to get involved in development decisions that affect them but in practice they have often found it difficult to have a meaningful say. This Government is giving communities the power to set the priorities for local development through neighbourhood planning. These plans will reflect local people's views of how they wish their area to develop and give communities the right to receive and spend a proportion of community infrastructure levy funds on the local facilities they want. There is no doubt that Neighbourhood Plans can now play a key part in our country's planning policy. For the first time, local residents can have a direct say in the planning of developments in their area.

The team behind this document has attempted to balance the needs and aspirations of as many of the residents across the generations, as has been possible. It is recognised by residents

that the natural environment of this village is essential to our wellbeing and contributes to why it is considered to be a most desirable place to live by so many people. In keeping with our affection and concern for the village we recognise that we must not let our historic environment, buildings, and landscapes wither or be scarred. If we are to achieve our vision for the future of this village we must exercise our right and obligation to preserve what is good in the context of the needs a changing society. The document includes a range of policies that are designed to meet the challenges described above and provide a framework that achieves the objectives set out for the future prosperity of Scarcroft.

Finally I would like to say a heartfelt thank you to all our residents on behalf of Scarcroft Parish Council, all those who volunteered to assist and contributed to the development of the plan during the extended period it has been in preparation. We quite literally could not have delivered it without you.

Breeda Murray

Chair of Scarcroft Parish Council



1. Introduction

Background to the Scarcroft Neighbourhood Development Plan

The Scarcroft Neighbourhood Development Plan ('Neighbourhood Plan') is a new type of community-led planning document introduced by Government in the 2011 Localism Act. Neighbourhood Plans are part of a raft of new community rights to enable local communities to better shape their places.

A Neighbourhood Plan can be used to decide where new development takes place, what type it should be and what it should look like, together with other matters of local interest such as open space and community facilities. It cannot be used to stop development already allocated or permitted, or propose less development than that in the Local Plan (The Leeds Core Strategy and emerging Site Allocations Plan). It could, however, propose more development than the Local Development Plan if a community was so minded. Please note that the Scarcroft Neighbourhood Plan does not allocate land for future development and relies on the Leeds Core Strategy and the emerging Site Allocations Plan to establish future housing requirements in the parish and to identify sites for development. Neighbourhood Plans also provide the opportunity for communities to set out other non-planning actions and aspirations so that the resultant document presents a holistic framework for the future of an area over the next 10 to 15 years (up to 2033 in the case of Scarcroft).

The process of producing a plan also provides an opportunity for communities to work with their Local Planning Authority on the allocation of sites as well as other corporate objectives, such as improving equality, cohesion and integration and recognising diversity.

Once adopted, the plan forms part of the statutory Local Plan (The Leeds Local Plan) and carries real legal weight in decisions on planning applications and planning appeals.

The decision to produce a Neighbourhood Plan for Scarcroft was taken by Scarcroft Parish Council on 28th May 2012. Such a plan was considered to be vital for the parish if it's natural and historic environment was to be conserved for the future in the face of rising housing and other development pressures.

2. The Neighbourhood Plan Area

Historical Scarcroft

An analysis of the history of Scarcroft reveals a collection of comparatively large old houses (some dating back to the 17th century) with very few cohesive linkages to each other or with their local community. Today there is little evidence of workers' cottages or dwellings and their related social infrastructure. These observations reinforce the public's impression that the topography of Scarcroft is unlike the usual nature of a village. Indeed Scarcroft has never had in its history a church within its boundary and therefore it is not consistent with the definition of a village. As a community, its history is small and lacks the traditional concentration of services seen in the neighbouring communities of Thorner, Bardsey and Shadwell.

Scarcroft has grown considerably over the last fifty years, resulting in increasing pressure on neighbouring villages' services. It is considered to be a desirable village location, which has attracted the interest of house builders and property developers. The Neighbourhood Plan aims to ensure that any additional development is considered in light of wider community needs, addressing some of the deficiencies in provision caused by the historic nature of Scarcroft's development, and the more recent growth in housing numbers.

Scarcroft Today

Scarcroft is located within the leafy North Leeds catchment area and has good access to surrounding open countryside. It lies seven miles to the north of Leeds and five miles to the south of Wetherby. According to the 2011 Census, and as a result of comparatively recent boundary changes (April 2014), there are now 787 houses in Scarcroft. The majority of these houses are of a traditional nature, built of stone, brick and render on good sized plots. It is perhaps surprising to note that its community services are poor. There is one public house, a cricket field and pavilion and a Village Hall. Scarcroft doesn't have its own church, primary school (it relies on a combination of schools in the neighbouring villages) post office, or shop. The 2011 Census advises us that the population of Scarcroft is 1,217 people, of which 20% are over the age of 65 years and 70% are over 30 years, with 23% under the age of 19 years. The breakdown of these figures compares remarkably well with Thorner, our neighbouring village. It seems that Scarcroft, for all its differences, is by population make-up, a typical example of a Leeds village.

The A58 runs through the heart of the village, connecting Leeds with Wetherby. Whilst the A58 provides excellent road access to major cities, it does have the negative impact of dissecting

the village. The village also lacks a main focus point due to the above-noted absence of community services.

At a village meeting in early 2012, local residents completed a SWOT analysis (Strengths, Weaknesses, Opportunities and Threats) that identified the need and desire to create a greater village focus. This was reiterated in the Village Questionnaire that was circulated to residents in July 2012, where the need for a shop was also strongly articulated. Respondents to the Village Questionnaire, some 123 people, identified that access to quality countryside and the footpath networks of the village is widely valued by the community. There was a strong demand for improved formal recreation and leisure space, from children's play space to a park and allotments, as being beneficial to the fabric of the village. There is a strong sentiment from the survey that residents would prefer no new housing development in Scarcroft, although it was recognized that this ideal position is unlikely.

Natural and Built Environment

Scarcroft is an affluent area, with over 95% of the houses being Council Tax Band D or above. Scarcroft village has evolved over many years and includes a mix of traditional properties, some of which are listed and some are modern properties more recently built. The majority of the residential dwellings are detached houses, with limited semi-detached or terraced housing. There is a small cul-de-sac of former council houses, most of which have now been purchased.

Housing includes stone, brick and rendered properties, with no particular dominant style. Over recent years many of the properties have been considerably remodelled and extended. Large gardens have been sub-divided in order to accommodate additional properties.

The village is surrounded by countryside, some of which is farmed locally, with some left in a more natural state. The Scarcroft Conservation Area, focussed east of the junction with Ling Lane, is mainly landscape-based but contains five large houses in Scarcroft Lodge, Scarcroft Manor (formerly Grove House), Manor Lodge (formerly Ashfield), Scarcroft Grange and Woodlands. All have been altered and extended over the years.



Local Economy

Scarcroft sits within the heart of the 'Golden Triangle,' and is a commuter village serving employment within Leeds, Harrogate and York. At present, the village offers employment to around 900 people, which largely comprises a range of office based work, principally at npower as well as that associated with agriculture, rural activities, and the leisure industry. The National Power operation has now ceased and the site is earmarked for housing development in the emerging Site Allocations Plan being prepared by Leeds City Council.

Getting Around

The majority of residents in Scarcroft are car owners, with most households having more than one car. It is recognized that the lack of frequent public transport to connect Scarcroft with Leeds, York and Harrogate contributes to a dependency on private transport. The lack of public transport may be a consideration for potential residents of any affordable housing in the village. Scarcroft has a half hourly bus service provided by Metro, connecting Leeds to Wetherby, and a community bus service connecting the local villages to Tadcaster, Otley and Wetherby. The nearest railway station to Scarcroft is at Cross Gates, approximately five miles away.

Well-being and Leisure

Scarcroft is well served by a strong network of public footpaths and bridleways. In addition, Scarcroft has an established Golf Club and a Cricket Club with Pavilion which is currently in private ownership. A number of horse riding stables and liverys surround the village, providing opportunities for horse riding and stabling.

The Village Hall provides a number of leisure facilities, ranging from the Women's Institute to sporting classes. In recent years, the Parish Council has acquired a piece of land adjacent to the Village Hall and created a new children's play area, informal planting and a meeting space for the young and old.

Scarcroft Parish Council conducted its own analysis of access to amenities within the village and neighbouring communities. Residents' access to doctors and dentists is provided by practices in adjacent villages. The village does however have its own private chiropodist, serving people within the community. Residents would prefer to have a doctor's practice within the village, although it is recognised that at this time existing provision meets local need.

Scarcroft has not had a village school for many years. The village has relied on a combination of private education and state provision in Bardsey, Thorner, Shadwell, Harewood and Collingham. There have been instances in recent years where children from Scarcroft have been unable to gain access to any of these village schools. The plan therefore supports the neighbouring parishes in any proposal to enhance and expand provision and, conversely, opposes any intention to downsize or remove facilities. Secondary education is provided through a combination of private provision, some access to Harrogate secondary schools, and the Wetherby and Boston Spa High schools.

3. The Neighbourhood Plan Preparation Process

The Scarcroft Neighbourhood Development Plan has been prepared by residents and members of Scarcroft Parish Council, working as part of the Scarcroft Village Development Working Group. The work has been supported by independent consultants and Leeds City Council. The process has involved a number of key steps.

The Scarcroft Neighbourhood Area

The first step in the neighbourhood planning journey is always to define the extent of the area the Plan will cover ('The Neighbourhood Area'). An application to Leeds City Council (LCC) for the designation of the Neighbourhood Area was made on 2nd July 2012. The Neighbourhood Area was approved by the Council on 26th June 2013.

In parished areas such as Scarcroft, it is normal to approve the whole of the parish as the neighbourhood area. In the case of Scarcroft, the submitted area related principally to the boundary of Scarcroft Parish. However, through agreement with the neighbouring parish of Bardsey, the boundary also encompassed an area of housing which was located in close proximity to Scarcroft, but which was at the time under the jurisdiction of Bardsey Parish Council. The parish boundary has since been amended to place these properties within the Scarcroft Parish boundary following which the Neighbourhood Area was amended to coincide with the revised Parish boundary.

The designated Neighbourhood Area is illustrated by Map 1 below. The Neighbourhood Plan and its policies can only apply to this area, not beyond.

Consultation and Evidence Gathering

The decision to develop a Neighbourhood Plan was taken by the Parish Council in May 2012. The Parish tasked Councillor Ruth Middleton to pull together a framework of management to develop the plan. This resulted in the formation of the Scarcroft Village Development Working Group, made up of a committee including a Chair, Secretary, Treasurer, plus additional members of the community. The committee met on a regular basis to review policy and progress.

Wider representation was taken from the village via public meetings, with over 100 residents regularly receiving updates on progress and invites to attend meetings.

The first public survey was undertaken in July 2012, with analysis of the results in late 2012. The results were then published, including posting on the village web site and notice boards.

Following the survey, the preparation of a first draft plan commenced, including sub-groups collating information on historic context and sites to be protected; housing site analysis to enable input to Leeds City Council's (LCC) Site Allocations

Plan process; green space and amenity identification; local industry and employment – including discussions with local business owners and operators; and discussion with LCC regarding the review of the conservation area and general advice on the preparation of the plan.

Following a hiatus in activity due to a combination of other calls on volunteer time/energy, personnel changes and a lack of direction and need for outside expertise, the first draft plan was consulted on during August and September 2016. Some 50 people responded to a questionnaire survey, representing approximately 5% of the community, and provided large majority support for the proposed policies.

The responses to the consultation on the first draft plan were used during the autumn/winter of 2016 to guide detailed evidence gathering and to develop a draft Pre-Submission Neighbourhood Plan. This draft now contained a number of policies and proposals relating to individual sites and buildings within the Neighbourhood Area. As such, it was considered necessary to carry out a targeted consultation with those with legal interests in these sites/buildings, as well as giving local people the opportunity to comment on these detailed proposals. The draft was also submitted to LCC for informal comment and for the purposes of obtaining a screening opinion in respect of European Environmental and Habitat Assessment requirements.

The 'Informal Sites Consultation' was carried out over a three week period from 6th February until 24th February 2017. The consultation included a community drop-in at The New Inn Public House on the evening of Tuesday 21st February, attended by 7 people. The consultation attracted responses from 2 separate sources, together covering 2 of the consultation sites and additionally putting further sites forward for comment.





Following on from this, the Regulation 14 pre-submission draft Plan consultation was undertaken in summer 2017 for the statutory 6 week period. Following analysis of the consultation results, modifications were made to the draft Plan before it was finally submitted to LCC for a further 6 week (Regulation 16) consultation and eventual independent examination. This was undertaken in November 2018 by Terry Hesleton Planning and the report associated with this produced a number of additional modifications to the Plan, which have now been made, whilst stating that the Plan met all legal requirements and that it should proceed to referendum.

Full information on all the consultation and engagement undertaken by the Working Group and Parish Council are contained in the Consultation Statement (April 2018) submitted to Leeds City Council alongside this Plan.

Structure of Plan

The core of the Neighbourhood Plan that follows comprises 3 main chapters and a set of appendices:-

Chapter 4: The Vision and Objectives for Scarcroft – sets out an overall ‘vision statement’ of how the community would wish Scarcroft to be by the year 2033, together with a set of objectives framed in order to achieve that vision.

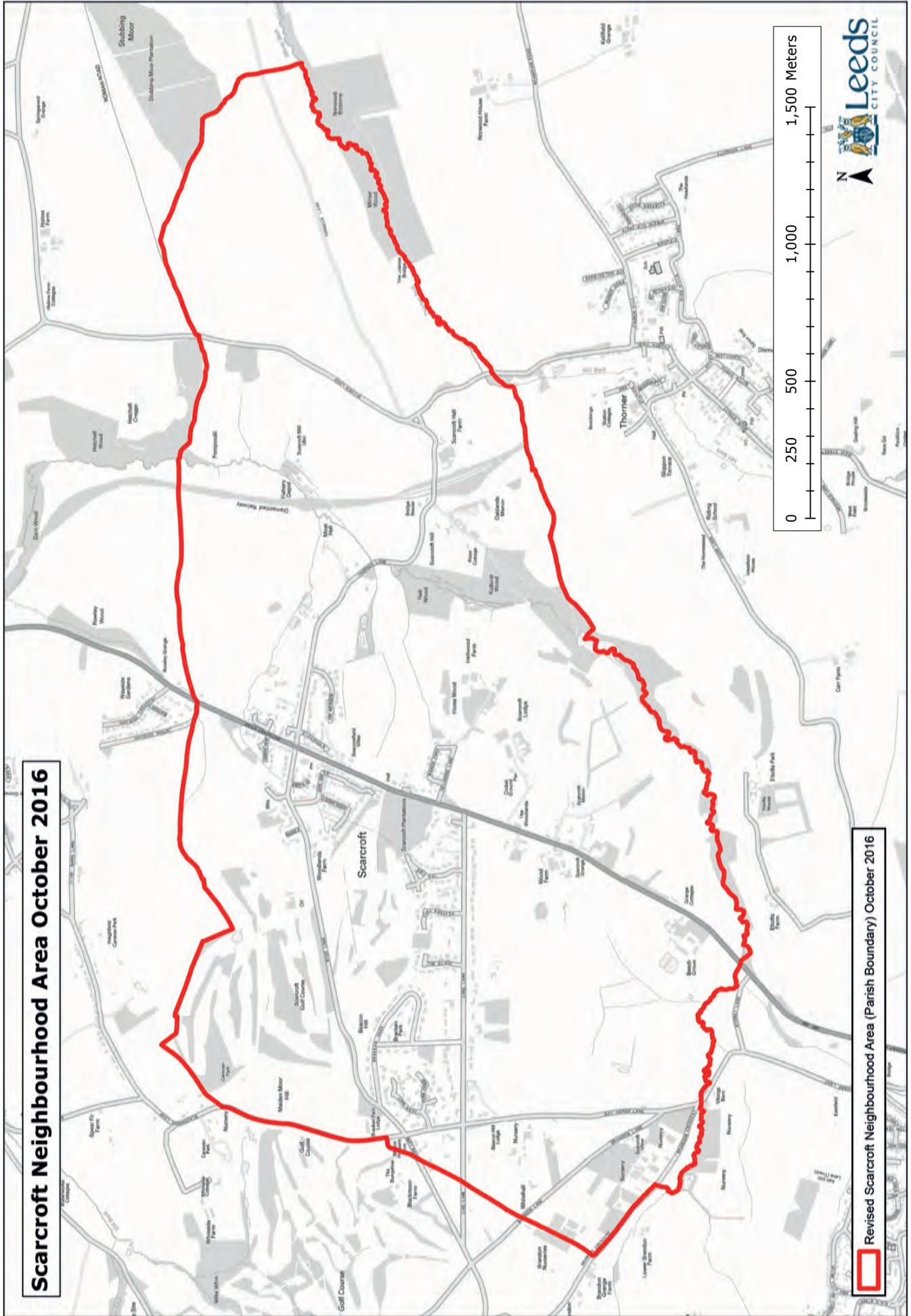
Chapter 5: The Plan Policies and Community Actions – sets out the detailed planning policies, under four key themes, which have been developed in order to meet the plan’s objectives and deliver on its overall vision. These are accompanied by non-

planning ‘community actions’ which, together with the planning policies, constitute a holistic statement for each theme of what needs to be done in the Neighbourhood Area over the next 12 years in order to meet community needs and aspirations.

Chapter 6: Monitoring, Review and Implementation – recognises that the Neighbourhood Plan, once ‘adopted’, is a living document which needs to stay in the Parish Council’s eye and be a standing agenda item. The Project Delivery Plan in particular will be a key element of the plan which will guide the implementation of identified community actions and be rolled forward annually to keep it current and up-to-date.

The Appendices – provide detailed site-based and other information underpinning many of the planning policies and community actions set out in Chapter 5.

There is in addition a detailed evidence base, held by the Parish Clerk and to be found online (<http://www.scarcroft.org/parish-council/>), which contains the detailed references and links to other documents which have been drawn on in order to produce this plan.



Map 1 - Scarcroft Neighbourhood Area

4. The Vision & Objectives for Scarcroft

Background

The Scarcroft vision and objectives were developed through consultation at public meetings and following the results of the initial survey in the summer of 2012. Residents articulated what they liked about Scarcroft, what they wanted to preserve and enhance within the village and why they had chosen to live there, resulting in the following vision statement:-

“To ensure the village is a vibrant and balanced location in which to live, close to the city centre and universities, ... and at the same time retain its established character, identity and status... as one of the best parts of the city to live in.”

This vision for the Scarcroft Neighbourhood Development Plan was strongly endorsed in the Consultation Draft engagement exercise, with some 96% of respondents giving it their support. The eleven supporting objectives were similarly well-received, attracting between 79% and 100% support.

Changed circumstances since 2015, including greater certainty regarding Leeds City Council's Site Allocations Plan proposals for Wetherby Road - Scarcroft Lodge (the former npower site), necessitated the updating of this vision. The resultant new vision is set out below together with a revised set of objectives designed to deliver the vision and to guide the development of neighbourhood plan policies to achieve those objectives.

Scarcroft's Vision Statement

Scarcroft in 2033 will be an even more vibrant and balanced place in which to live, continuing to benefit from its close proximity to the city centre, but with enhanced transport links and a more user-friendly A58 as its axis.

New development will inevitably have taken place, most notably on the former npower site, but reflective of the types of housing, facilities and services either needed or wanted by the local community.

This development will have been eased seamlessly into the village, sensitive to and in keeping with its conservation area, form, density, rural character, built and natural heritage assets, and special identity and status as one of the most sought after parts of the city in which to live.

Residents old and new will continue to enjoy its accessible surrounding countryside and its improved leisure and green space offer.

Objectives

To protect, enhance, create new and encourage greater use of green open spaces and recreational facilities of benefit to the local community;

To promote and encourage a wider range of community facilities and services, while protecting existing community assets;

To protect and maintain the area's public pathways, walkways, cycle routes and bridleways;

To support development that meets identified housing needs, including local housing needs, or which meets other needs of the community, including leisure facilities and appropriate retail;

To reduce the impact of traffic through Scarcroft Village, using appropriate traffic management measures;

To conserve and enhance the historic, natural and built environment of the village and its immediate surroundings;

To secure the best possible design in new development, relative to Scarcroft's existing special character.





5. The Plan Policies and Community Actions

5.1 Green Environment

Introduction/Background

This section of the plan responds to the vision statement's aspirations to preserve and enhance Scarcroft's accessible surrounding countryside and its green space offer, and for new development to be in keeping with its rural character and natural heritage. It also addresses highways and public rights of way concerns.

The section's provisions contribute directly to the delivery of the following plan objectives:-

- To protect, enhance, create new and encourage greater use of green open spaces and recreational facilities of benefit to the local community;
- To protect and maintain the area's public pathways, walkways, cycle routes and bridleways;
- To reduce the impact of traffic through Scarcroft Village, using appropriate traffic management measures;
- To conserve and enhance the historic, natural and built environment of the village and its immediate surroundings.

The Collingham/East Keswick/Bardsey/Scarcroft/Thorner/Shadwell Special Landscape Area

Scarcroft is located within a rich historic landscape. Its proximity to open countryside with accessible green open spaces is one of the characteristics which define it. This is something which the community is anxious to preserve, as

indicated in questionnaire responses to the 2015 'Consultation Draft' Plan, with near unanimous support for policies to protect 'open space', 'strategic open spaces' and 'biodiversity'.

The importance of this landscape has been recognised by LCC with the majority of it designated as 'Special Landscape Area' (See Neighbourhood Plan Policies map 1) in the saved policies of the Unitary Development Plan, as a result of which its character and appearance both enjoy general protection against unsympathetic development. While Scarcroft Village is inset within the Green Belt, the surrounding countryside is designated as Green Belt with a very small area in the east of the Neighbourhood Area also designated as Strategic Green Infrastructure in Leeds Core Strategy (see 'Local Green Infrastructure' below), affording protection which this plan cannot strengthen.

The SLA within the Scarcroft Neighbourhood Area is typified by a series of gentle ridges and shallow enclosed valleys running eastwards into Scarcroft's becks which in turn feed into Milner Beck/Bramham Beck, a tributary of the Wharfe. The series of rolling ridges allow attractive middle and long-distance views along the valleys and northeast out of the Leeds area across cultivated farmland. The village is located mainly on the higher ground. The field structure is largely intact and small woodlands are located on the steeper valley sides. The Neighbourhood Area includes Scarcroft Golf Course, some of which complements and enhances the local landscape character. Information from the 1994 Landscape Assessment, produced by LCC and the Countryside Commission, provides more detailed information on the localised character of the landscape and the basis for more nuanced Neighbourhood Plan policy in respect of new development.



**POLICY GE1: THE COLLINGHAM/EAST KESWICK/
BARDSEY/SCARCROFT/THORNER/SHADWELL
SPECIAL LANDSCAPE AREA**

In the designated Special Landscape Area, as shown on The Neighbourhood Plan Policies Map 1, any otherwise acceptable development must not seriously harm the character and appearance of the landscape.

Development or change in land use should have regard to the area’s landscape character and special features and contribute positively to restoration or enhancement, paying particular attention to:-

- the strong structure and visual unity;
- its interesting topography;
- its high scenic quality;
- attractive groups of buildings;
- natural or semi-natural woods;
- trees, hedgerows and water bodies.

Local Green Infrastructure

In lending some 97% support for a ‘Consultation Draft’ Plan policy to protect strategic open spaces, including all footpaths and bridleways and the ‘old railway line’ (Scarcroft Disused Railway), the community demonstrated a forceful and unified appreciation of the green space which surrounds the village and flows into and through the heart of the settlement. This

built on the previously expressed desire and demand for cycle and footpath routes in the Village Questionnaire of 2012.

The Leeds Core Strategy gives some recognition to the importance of the surrounding green space, identifying a very small part of it as part of ‘The Limestone Ridge’ and designating it as ‘Strategic Green Infrastructure’ (see Map 2). This designation is based on a 2010 study by Natural England which looked at green infrastructure corridors for Yorkshire and the Humber. Spatial Policy 13 states that these corridors will be maintained and enhanced. This Neighbourhood Plan cannot strengthen the protection afforded by this policy.

Within Scarcroft, linear features such as the Scarcroft Disused Railway and Scarcroft Beck constitute local green links which perform important functions as environmental buffers, wildlife corridors (often embodying designated sites and the Leeds Habitat Network – see Local Green Space below) and recreational access routes, connecting the community with the surrounding green space and countryside. These are detailed at Appendix 1. Opportunities for enhancement also exist. These links are deserving of protection in their own right and as such, this plan designates them as ‘Local Green Infrastructure’ and affords them protection via the following policy.

Please note, the inclusion of land within the Local Green Infrastructure network does not mean that no development can take place (unless precluded by other policies) and that development may in certain circumstance create an opportunity to enhance and/or extend the green space network.



POLICY GE2: LOCAL GREEN INFRASTRUCTURE

Local Green Infrastructure is listed below and shown on the Neighbourhood Plan Policies Map 2. The design of development proposals affecting designated Local Green Infrastructure should take into account the desirability of avoiding severance or harming its operation as part of a multi functional wildlife, amenity and recreational network:-

- Scarcroft Disused Railway
- The Central Corridor (Golf Course-Scarcroft Beck)
- Scarcroft Beck Corridor
- The Northern Corridor (Golf Course-Disused Railway)
- Thorner Beck/Mill Beck Corridor

Any development adjacent to Local Green Infrastructure should include measures to enhance or extend it where appropriate.

Local Green Space

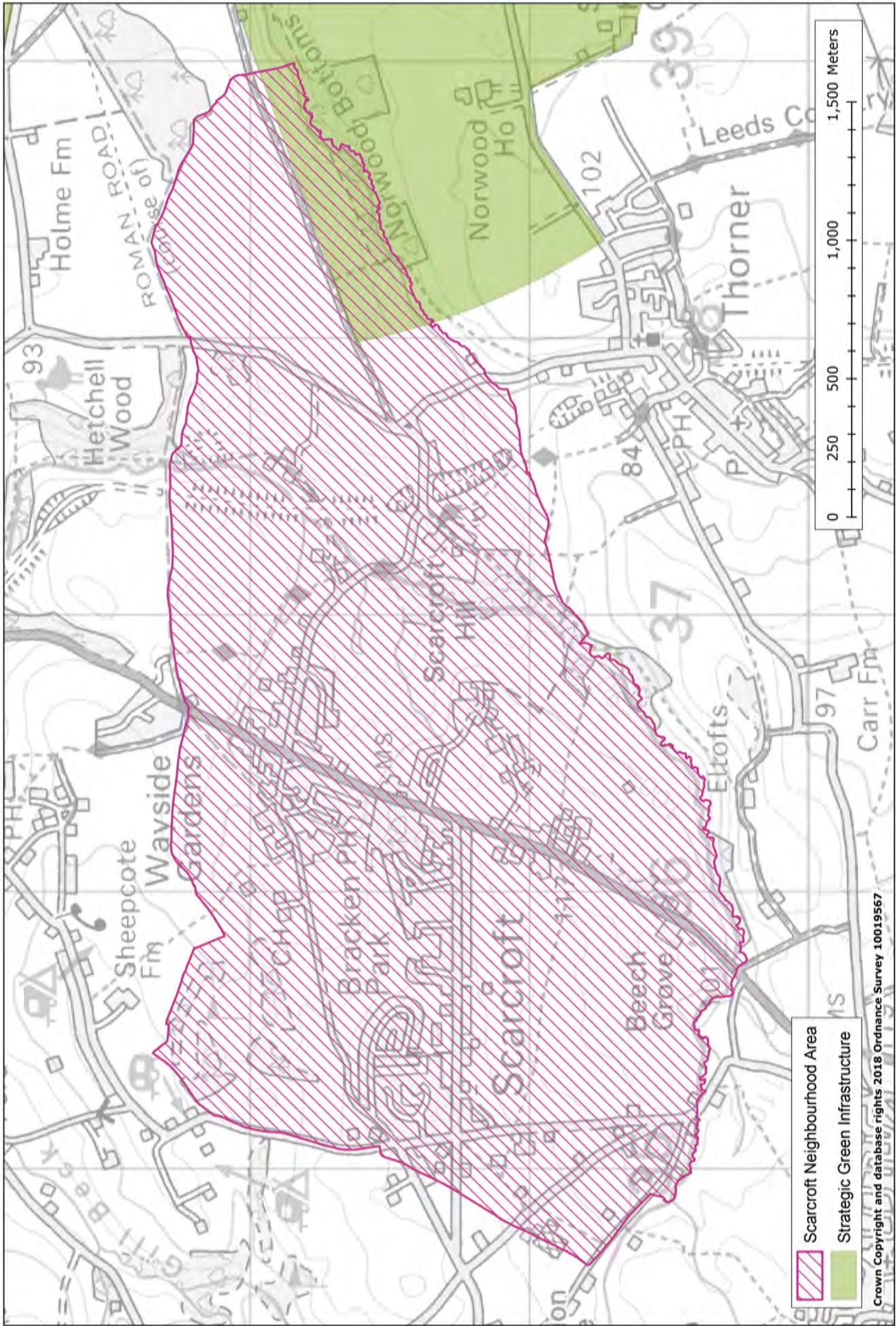
Concerns regarding green space came through strongly from both the original village questionnaire in 2012 and the 2016 'Consultation Draft' engagement exercise, with some 83% of respondents specifically backing a policy to protect the open spaces within the built up area and to oppose development which would result in the loss of an important open space.

Amongst Scarcroft's green open spaces, there is much of intrinsic nature conservation value, from individual designated sites (e.g. Hetchell Wood Site of Special Scientific Interest) to

woodland and grassland habitats, including ancient woodland and lowland calcareous grassland (both UK Priority Habitats and part of the Leeds Habitat Network). Further details, including maps, are provided at Appendix 2. Local people particularly value these spaces with 100% of respondents to the 2016 Neighbourhood Plan consultation supporting a policy on the protection and enhancement of biodiversity.

The Government's National Planning Policy Framework (NPPF) provided local communities, including those preparing Neighbourhood Plans, with the new power of Local Green Space (LGS) designation, enabling them to identify for special protection green areas of particular value to them, whether for landscape, recreational or wildlife value, subject to certain criteria. As a result of this provision, such areas will enjoy a high level of protection against development, consistent with that afforded by Green Belt designation.

Scarcroft Parish Council has assessed a candidate list of Local Green Space sites against the relevant National Planning Policy Framework criteria. The full assessment is found at Appendix 3, indicating which candidate sites were considered eligible for LGS designation and which are covered, as a result, by Policy GE3 below. Development on these areas will not be permitted other than in very special circumstances.



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Map 2 - Strategic Green Infrastructure

POLICY GE3: LOCAL GREEN SPACE

The areas listed below and shown on the Neighbourhood Plan Policies Maps 1 and 3 are designated as Local Green Space. Development on these areas will not be permitted other than in very special circumstances.

- New Inn Amenity Green Space
- Hellwood Lane Green Space
- A58 verges
- Aspen Drive Nature Area
- Syke Lane Amenity Green Space

New Green Space

The green space needs of Leeds District have been identified in the aforementioned Leeds 2011 assessment. This showed Scarcroft to be deficient in a number of categories:-

- 'Parks and Gardens' - accessibility standard deficient;
- No 'Amenity Green Space', within the context of a general shortfall in Leeds Outer North East;
- No 'Equipped Play Provision for Children and Young People';
- No 'Allotments', within the context of Leeds Outer North East having one of the lowest amounts of allotment land per 1000 population;
- Only one 'Natural Green Space' site, within the context of Outer North East households having the poorest access to natural green space in Leeds;
- No 'Indoor Sports Facilities', with only Wetherby Leisure Centre available in Outer North East.

Since the assessment, the situation has improved slightly with the creation of the new Scarcroft Playground in 2016, but many of the documented deficiencies still remain.

In the initial Village Questionnaire on the Neighbourhood Plan, responses identified desires for a range of facilities including allotments (11%), children's playground (41% - nb now under construction) and spaces for team and sports activities (ranging from 17% to 31% depending on type). There were also isolated calls for tennis courts and a skate park.

Core Strategy Policy G4 states that new on-site provision of green space at a standard of 80 square metres per residential unit will be sought on development sites of 10 or more dwellings on sites outside the city centre and in excess of 720 metres from a community park. This policy will certainly contribute to meeting Scarcroft's documented open space deficiencies, through the proposed Wetherby Road - Scarcroft Lodge development of some 100 homes (see 'Housing' section). Neighbourhood Plan Policy GE4 will however supplement this requirement in respect of Scarcroft's specifically documented needs.

POLICY GE4: PROVISION OF NEW GREEN SPACE

The provision of the following greenspace typologies in new developments will be supported where appropriate:-

- Amenity Green Space
- Equipped Play Provision for Children and Young People
- Allotments
- Natural Green Space

Community Actions

In addition to the plan's core provisions regarding the protection and enhancement of the area's countryside, green links, wildlife assets and local green spaces, the following complementary actions and aspirations have been identified, to be pursued either locally or via outside agencies. These originate variously from three rounds of community consultation, as reviewed by the SVDWG.

These are presented in more detail in the Project Delivery Plan to be found in Chapter 6.

Natural Environment

- Develop community woodland, wildlife meadows, ponds or orchards.

- New tree and hedgerow planting.
- Encourage protection of gardens as landscape and biodiversity assets.
- Tree survey with view to increasing number of Tree Preservation Orders.
- Provide allotments.
- Provide sports playing fields/pitches
- Enhance Scarcroft Cricket Pitch, Scarcroft Playground and environs and Scarcroft Plantation

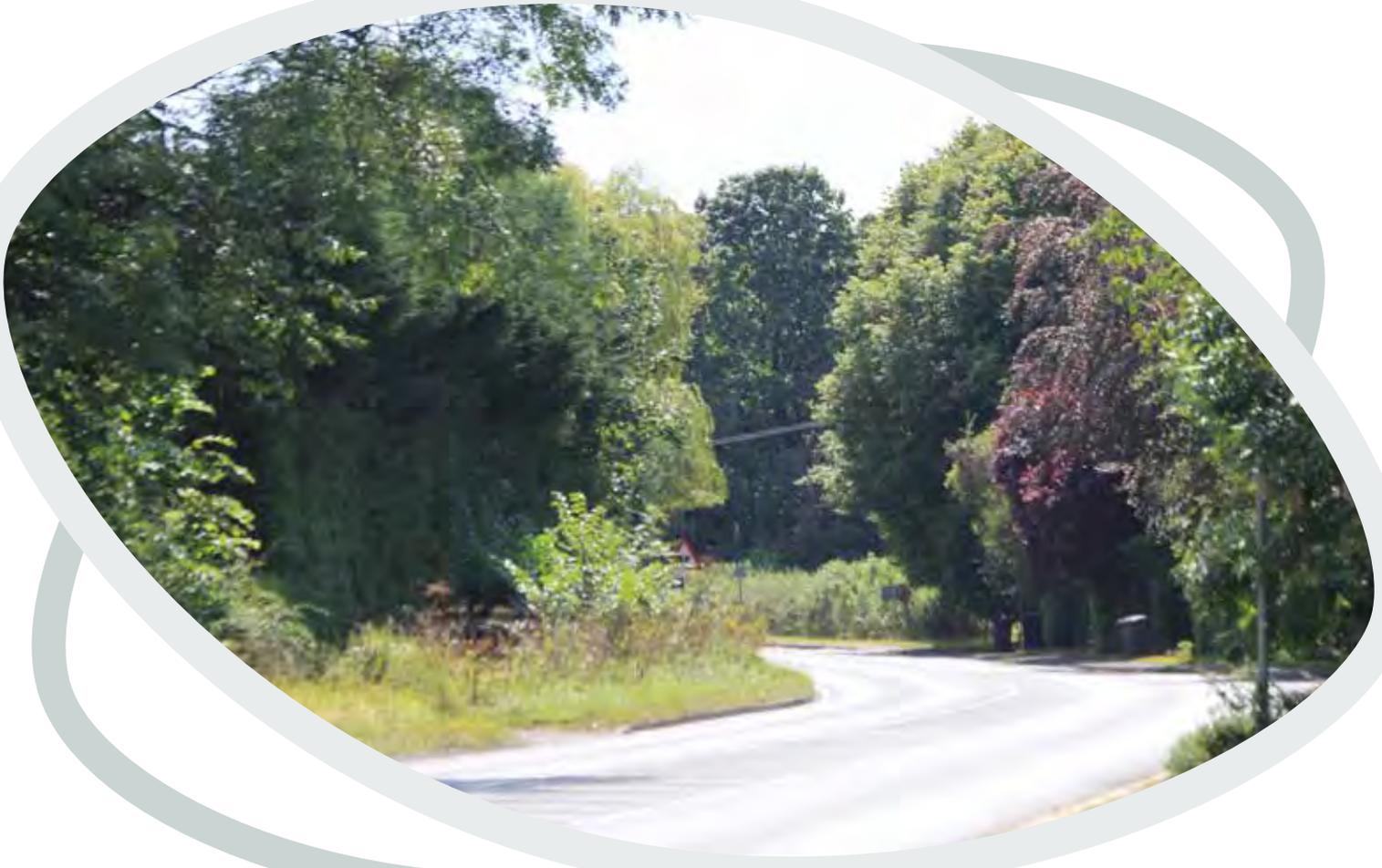
Highways

Footpaths

- Lobby LCC re formal adoption of permissive paths as Public Rights of Way.
- Maintenance of public footpaths.

Roads/Pavements

- A58 traffic speeding measures – investigate possible options for action.
- Enforcement of speed limits – increased monitoring of A58 and main country lanes, eg Syke Lane and Ling Lane.
- Maintenance of poor public pavements along A58.



5.2 Built Environment

Introduction/Background

This section of the plan picks up on the importance which the vision statement attaches to Scarcroft's conservation area, its built form and density, and built heritage assets. It looks to guide new development to be respectful of existing character, in terms of both appearance and quality, both within and outside the Conservation Area.

The section's provisions contribute directly to the delivery of the following plan objectives:-

- To conserve and enhance the historic, natural and built environment of the village and its immediate surroundings;
- To secure the best possible design in new development, relative to Scarcroft's existing special character.

Local Heritage Area

Scarcroft has a proud historic built legacy which the community is anxious to preserve as evidenced by responses to the 2016 Neighbourhood Plan consultation, where some 98% of respondents supported policies on protecting historic sites and spaces of historic importance.

A small part of Scarcroft village, centred on the old loci of the village, encompassing Post Office Row and old country style houses such as Scarcroft Lodge, already enjoys conservation area status dating back to the original designation of the Scarcroft Conservation Area in 1975 – one of the earliest designations in the city (see Map 3). Following a Conservation Area Review minor amendments to the Conservation Area boundary have been suggested by the City Council although there are no current plans to progress the review.

Although Leeds City Council is responsible for Conservation Area designation and review through specific legislation, Neighbourhood Plans may identify and manage those parts of the historic environment most valued by the local community but which do not qualify for Conservation Area status, as non-designated heritage assets.

The Scarcroft Hill area (see Map 4) is felt, with good evidential justification (see Appendix 4), to be worthy of local protection. This area appears to be the location of early Medieval Scarcroft, contains a number of landmark buildings (including the listed Oaklands Manor), and retains the feel of an isolated rural hamlet.

The term Local Heritage Area is not intended to create a new quasi Conservation Area but rather to delineate an physical area that has clear evidenced historic value which is distinct within the parish.

POLICY BE1: SCARCROFT HILL LOCAL HERITAGE AREA

The area of Scarcroft Hill, as defined on the Neighbourhood Plan Policies Map, is designated as a Local Heritage Area. Development within or adjacent to this area should:-

- Respect the historic character of the area;
- Be sympathetic to the character and context of surrounding buildings;
- Retain spaces between buildings;
- Take into account key views towards open space and rural surroundings, as delineated on Map 4;
- Continue the use of traditional materials such as millstone grit/sandstone in new buildings and boundary walls;
- Be orientated to face the street front, unless set within large plots;
- Retain and enhance green spaces, including large gardens;
- Retain the permeability and accessibility to these green spaces within, and adjacent to, the Local Heritage Area;
- Retain and where possible enhance the permeability through the Local Heritage Area via footpaths and green spaces;
- Continue the use of traditional roofing materials;
- Have regard to the potential for archaeological finds, particularly medieval.

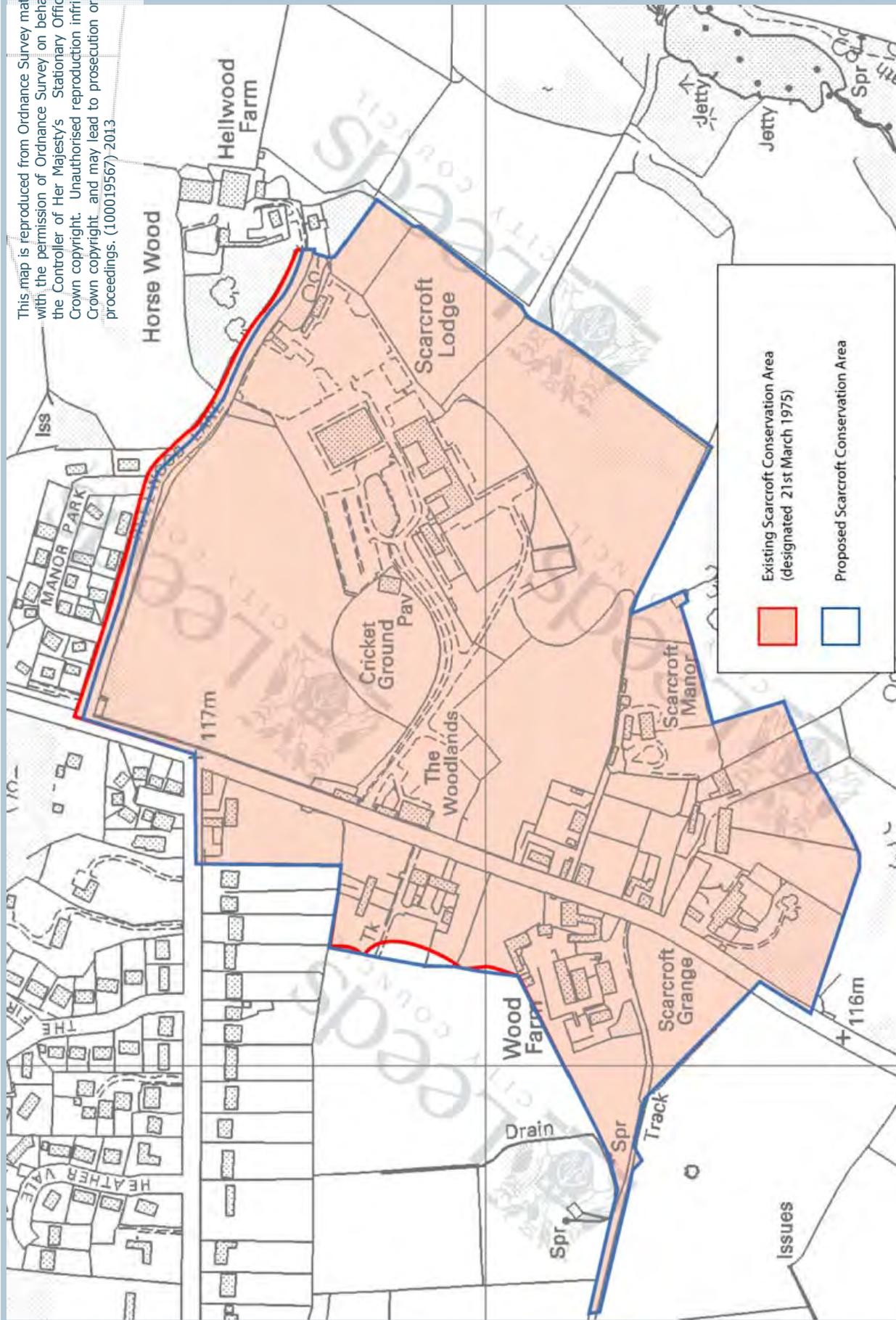
The sympathetic enhancement of this area will be supported and encouraged.

Protection And Enhancement Of Local Heritage Assets

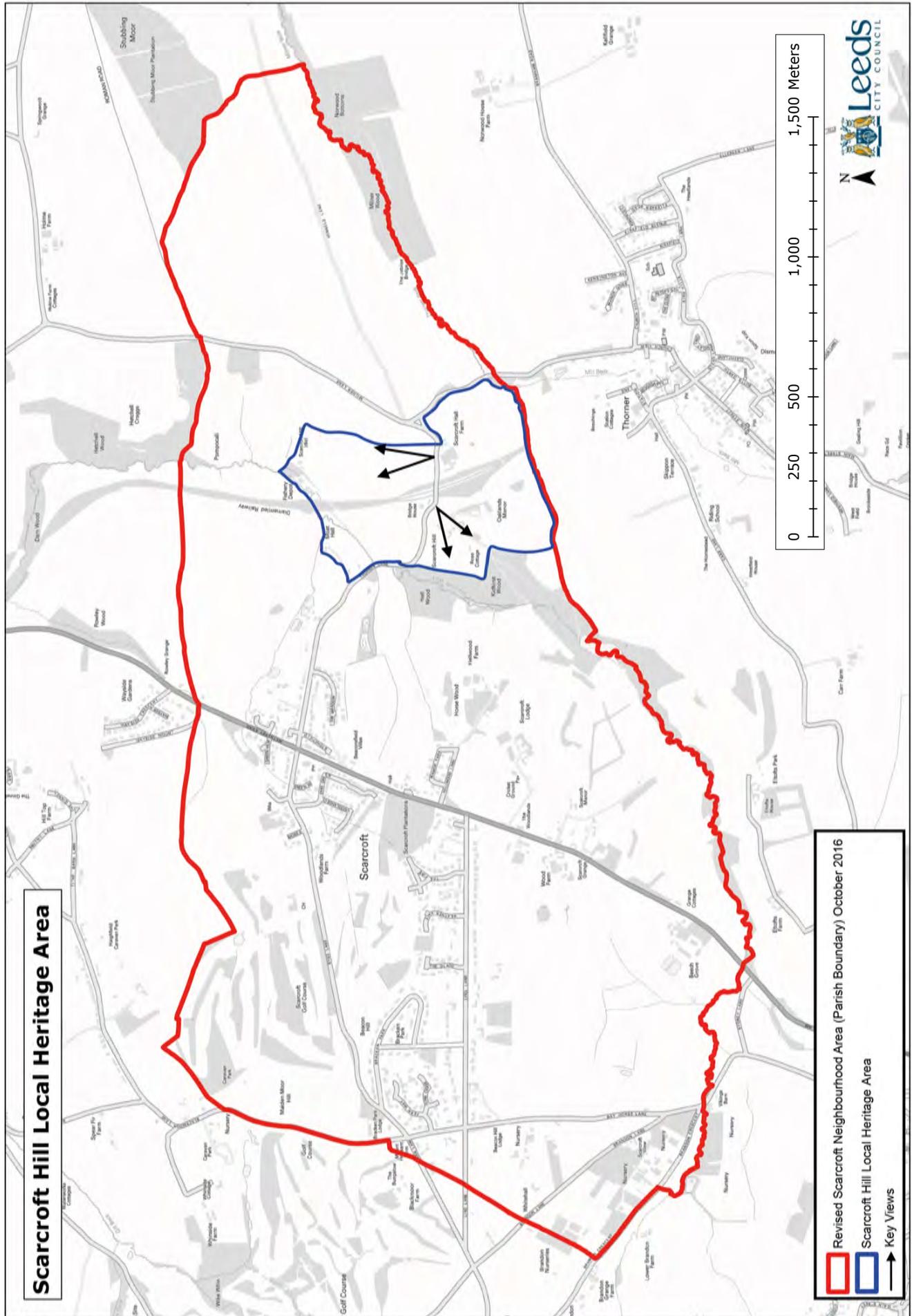
Scarcroft retains a number of individual heritage buildings, structures and sites, eight of which, including the Grade II Beacon Hill, have been 'listed' by Historic England and are as such already protected in law (see the Parish Council's online evidence base for site details). All the above enjoy protection via Core Strategy Policy P11 (Conservation) while the saved policies of the Leeds Unitary Development Plan (N14-17) provide complementary protection to the area's listed assets.

Other buildings and historical features however, such as Beaconsfield Villas, the mysterious Pompocali and the area's Roman roads remain relatively unprotected against unsympathetic development. A candidate list of these local assets has been thoroughly assessed (based on Historic England Local Heritage Listing guidance) by the Scarcroft Village Development Working Group. These assessments are included here at Appendix 5. As a result, the Neighbourhood Plan will introduce policy in order to seek to protect what makes these assets important and to encourage appropriate enhancement. This is in the context of NPPF para 135 and will add to UDP and in particular Core Strategy policy, which applies equally to statutory and undesignated assets, and which aims in particular to encourage enhancement, regeneration and positive action in respect of under-utilised assets.

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Map 3 - Conservation Area



Map 4 - Scarcroft Hill Local Heritage Area

POLICY BE2: PROTECTION AND ENHANCEMENT OF LOCAL HERITAGE ASSETS

Development proposals should take into account the effect on the significance of the local heritage assets listed below and identified on the Neighbourhood Plan Policies Map.

- Beaconsfield Villas
- Moat Hall
- Pomporali
- No 1 Post Office Row/Woodland View
- Roman Road 72b
- Roman Road 729
- Scarcroft Water Mill

The protection, preservation, and/or sympathetic enhancement of local heritage assets will be supported and encouraged.

Development and Design in the Conservation Area

Public opinion has very much driven the plan's policies in respect of new development and design reflective of the village's current historic, architectural and spatial qualities. In the 2016 consultation, over 90% of questionnaire respondents supported policies in respect of both 'development sites' and 'design quality' – this alongside near 100% endorsement of protection policies for historic sites and spaces.

The conservation area is the village's major distinctive asset in terms of its special architectural and historic character. It straddles the historic toll road, now A58, into Leeds, embracing a variety of features and reflecting the village's origins as an isolated rural community (see Map 3). The character and appearance of the area is generally unaltered, making its collection of upper class housing a distinct group and quite unique within Leeds.

A draft Scarcroft Conservation Area Appraisal and Management Plan (CAAMP) is currently awaiting consultation by LCC. The conservation area designation sets a standard of development within the area, monitoring and controlling it to ensure that proposals within or adjacent are sympathetic to the area's special character and do not cause the destruction of key features that are essential to fully appreciate its historical and architectural context.

The key characteristics of the conservation area are set out



in the draft CAAMP. The appraisal describes Scarcroft as being "a significant historical settlement", with the special interest of its conservation area including:-

- Its long history, from medieval origins, through isolated agricultural community to 18th and 19th century gentrification;
- Its imposing historic, high quality buildings;
- Its rural setting and key views into open countryside;
- Its various forms and styles of architecture;
- Its character of space.

The CAAMP details the key characteristics which make a positive contribution throughout the conservation area. Based on these key characteristics, Neighbourhood Plan Policy BE3 sets out the key ways in which development should seek to retain character in order to bring about successful new development within the conservation area. This policy adds detail to the provisions of Core Strategy Policy P11 and to the saved policies of the Leeds Unitary Development Plan (N18-20).

POLICY BE3: DEVELOPMENT AND DESIGN IN AND ADJACENT TO SCARCROFT CONSERVATION AREA.

Development within or adjacent to Scarcroft Conservation Area, as defined on The Neighbourhood Plan Policies Map 1, should:-

- Respect the historic character of the area;
- Be sympathetic in character to surrounding buildings;
- Retain spaces between buildings;
- Continue the use of traditional building materials such as millstone grit/sandstone of the type used in historic Scarcroft;
- Be orientated to face the street front, unless set within large plots;
- Retain and enhance green spaces, including wide grass verges and large gardens;
- Retain the permeability and accessibility to these green spaces within, and adjacent to, the conservation area;
- Retain and where possible enhance the permeability through the conservation area via footpaths and green spaces;
- Retain footpaths and ginnels;
- Continue the use of traditional roofing materials with chimney stacks and pots to articulate the roofscape where appropriate;
- Have regard to the potential for archaeological finds, including 19th-century garden features and medieval.

The sympathetic enhancement of this area will be supported and encouraged.

Village (around Wetherby Road, Syke Lane and Thorner Lane) exhibiting distinct characteristics worthy of consideration as part of any new development within them. These areas are detailed at Appendix 6.

Based on the assessments, plan policy BE4 identifies key design and layout features which should be considered in the framing of proposals for new development.

POLICY BE4: DEVELOPMENT AND DESIGN OUTSIDE THE CONSERVATION AREA AND LOCAL HERITAGE AREA

Development outside the Conservation Area and designated Local Heritage Area should respect the character and context of the local area including the following features, where these are a dominant characteristic of the locality:

- The strong prevailing structure of linear arterial roads with estate-style development off;
- Tree-lined streets;
- Roadside verges;
- Large gardens and generous frontages;
- The largely open, green environment;
- Mature tree boundaries between built-up area and surrounding countryside.

Development and Design outside the Conservation Area and Local Heritage Area

Distinctive character is not confined to the Scarcroft Conservation Area and Scarcroft Hill Local Heritage Area. On the contrary, other parts of the village display architectural, design and historical quality which the local community wishes to see respected.

A recent character assessment, carried out by the Parish Council's Neighbourhood Plan consultants, identifies various character areas, notably around Ling Lane and Scarcroft





Community Actions

In addition to the plan's core requirement to seek to protect, and look for the enhancement of, the area's built heritage areas and assets through the development and planning process, and to work through that process in order to secure development which respects and reflects the area's special architectural and historic character, both inside and outside the conservation area, the following complementary actions and aspirations to be pursued either locally or via outside agencies have been identified. These originate from the draft Scarcroft Conservation Area Appraisal and Management Plan and from suggestions made by the Scarcroft community in the three rounds of Neighbourhood Plan consultations so far undertaken, as reviewed by the SVDWG.

These are presented in more detail in the Project Delivery Plan to be found in Chapter 6.

Scarcroft Hill Conservation Area Proposal

- Commission Local Heritage Area appraisal as basis for initiative to try to secure future conservation area status.
- Lobby LCC re consideration of appraisal of proposed satellite conservation area, with view to designation.
- The Parish Council will continue to lobby Leeds City Council to upgrade the designated Scarcroft Hill Local Heritage Area to Conservation Area status.

Conservation Area

- Encourage new boundary treatments to be consistent with the traditional nature of those already in existence, via information leaflet.
- Promote public realm enhancements, eg new benches of appropriate design.
- Work with Leeds Council Highways and utilities re sympathetic development and enhancement of surface treatments.
- Undertake a streetscape audit with a view to rationalising existing signage, road markings and street furniture and identifying potential areas of improvement.
- Encourage repairs and alterations to historic structures to retain and reinstate historic features, via information leaflet.
- Undertake tree survey to identify most significant trees, leading to identification of general tree management issues.
- Undertake replanting strategy in order to manage the impact of loss of trees through over maturity.

Potential Non-Statutory Heritage Assets

Advice and encouragement to owners re maintenance/enhancement of their properties, via information leaflet.

Other

Remedy broken walls and Harris fencing at southern approach to village on A58.

5.3 Community Facilities and Services

Introduction/Background

This community facilities and services section addresses the desire for an even more vibrant and balanced Scarcroft, reflective of the facilities, services and leisure offer which the community needs and wants. It also addresses a keenness to engage more closely with the local business community and to explore the tourism potential inherent in the area's special character.

The section's provisions contribute directly to the delivery of the following plan objectives:-

- To protect, enhance, create new and encourage greater use of green open spaces and recreational facilities of benefit to the local community;
- To promote and encourage a wider range of community facilities and services, while protecting existing community assets;
- To support development that meets identified housing needs, including local housing needs, or which meets other needs of the community, including leisure facilities and appropriate retail;

Protection and Enhancement of Facilities

Initial public consultation identified a strong demand for improved local services. This was backed up in the 2016 plan consultation, with some 91% of respondents agreeing with policies on the retention and development of local services and facilities.

Core Strategy Policy P9 states that where proposals for development would result in the loss of an existing facility or service, satisfactory alternative provision should be made elsewhere within the community if a sufficient level of need is identified. Neighbourhood Plan policy will add to this by specifying the facilities or services to which policy will apply (ref Appendix 7) and the particular local circumstances which should govern loss or alternative provision.

POLICY CF1: PROTECTION AND ENHANCEMENT OF COMMUNITY FACILITIES

Development proposals that result in the loss of any community facilities as shown on the Neighbourhood Plan Policies Map will not be supported unless the provision of alternative equivalent facilities is made within the village as defined on the Neighbourhood Plan Policies Map or a lack of need is proven. Alternatively in the case of commercial facilities it must be demonstrated that the premises have been marketed at a reasonable price for at least one year and are no longer viable. Defined community facilities are:-

- Scarcroft Village Hall
- The New Inn Public House
- Scarcroft Cricket Club Pavilion
- Scarcroft Golf Club Clubhouse

Otherwise acceptable development which would improve these facilities for the benefit of the Scarcroft community will be encouraged and supported.

Provision of New Community Facilities

Implicit in the community's support for village facilities and services was its desire for improvements, with health, childcare and educational provision all variously highlighted.

Core Strategy Policy P9 stresses the importance of access to local facilities for community health and wellbeing. It also states that new provision should be relative to local levels of need and proportionate to size of settlement, as well as easily accessible, centrally located and not detrimental to local residential amenity. Policy CF2 below adds to this by specifying the types of new facility which would be welcomed.

Proposals for development will be supported within the Green Belt provided they constitute an appropriate form of development in the Green Belt, as defined in national planning policy and local strategic policy, such as the re-use, extension or replacement of buildings and partial or complete redevelopment of previously developed sites.

POLICY CF2: PROVISION OF NEW COMMUNITY FACILITIES

Development proposals for the provision of new community facilities within Scarcroft Parish, of demonstrable use to the Scarcroft and wider community, will be supported, in particular:-

- Health facilities;
- Childcare facilities;
- Educational facilities.

Retail

In the original 2012 Neighbourhood Plan questionnaire, the residents of Scarcroft demonstrated their support for an appropriately scaled retail development within the village. This was backed up in 2016 with some 84% of respondents to the first draft plan consultation supporting a policy for a village shop, subject to site-specific criteria around design and scale. An A58 Wetherby Road location and adequate parking provision were also seen as key criteria for success, recognising that lack of parking, together with limited use, had contributed to the failure of previous retail outlets in the village.

Core Strategy Policy P4 is accepting in principle of proposals for stand-alone or small scale food stores (up to 372 sqm gross) within residential areas. Neighbourhood Plan Policy CF3 below adds to this by specifying the requirements for an acceptable retail development within Scarcroft village. Such requirements are broadly consistent with those stipulated in relation to the existing retail permission at Woodlands on Wetherby Road.

POLICY CF3: RETAIL DEVELOPMENT IN SCARCROFT VILLAGE

Proposals for a stand-alone food store in Scarcroft village of a scale that is appropriate to the size of the local community will be acceptable where this is in close proximity to Wetherby Road, within the existing residential area and incorporating the provision of sufficient off-road car parking.

Community Actions

In addition to the plan's core provisions regarding the protection and enhancement of facilities, the provision of new facilities through new development and possible retail development, the following complementary actions and aspirations, to be pursued either locally or via outside agencies, have been identified. These originate variously from the three rounds of community consultation so far undertaken, as reviewed by the SVDWG.

These are presented in more detail in the Project Delivery Plan to be found in Chapter 6.

Existing Facilities/Services

- Register all community facilities and other qualifying assets of value as 'Assets of Community Value' with LCC.
- Maintain/clean memorial bus shelter.

Improved Facilities/Services

- Encourage bus companies to improve their services, eg services to Harrogate and Thorer.
- Lighting for new children's play area.

New Facilities/Services

- Provide Multi Use Games Area (MUGA).
- More leisure opportunities.
- Support development of a primary school in the Neighbourhood Area.

Business/Tourism

- Establish closer ties between local agricultural/rural businesses and the community.
- Support development of a farm shop cum café.
- Support the establishment of a farmers' market.
- Support the development of artisanal enterprises.
- Scope out idea of local 'Open Gardens' scheme.

5.4 Housing

Introduction/Background

This section responds to the vision statement's aspiration for new housing to reflect local needs and wants and to fit seamlessly with the existing character of the village.

It specifically addresses the following plan objectives:-

- To support development that meets identified housing needs, including local housing needs, or which meets other needs of the community, including leisure facilities and appropriate retail;
- To reduce the impact of traffic through Scarcroft Village, using appropriate traffic management measures;
- To conserve and enhance the historic, natural and built environment of the village and its immediate surroundings;
- To secure the best possible design in new development, relative to Scarcroft's existing special character.

Wetherby Road – Scarcroft Lodge Proposed Allocated Housing Site

Analysis of the 2012 Village Questionnaire indicated that the majority of residents did not want any further housing development in the village. Leeds City Council work on its Site Allocations Plan however identified a number of potential development sites. Consideration of these and of the questionnaire by the Parish Council, highlighted one brownfield site as being particularly suitable and broadly acceptable, namely 'The Old YEB Site', now known as 'Wetherby Road – Scarcroft Lodge'. The Parish Council determined to support its development for housing.

The Leeds Core Strategy and Site Allocations Plan (part of the Leeds Local Plan) will ultimately together determine the level of housing development and the sites which will accommodate it in the Outer North East Housing Market Characteristic Area (HMCA) of Leeds of which Scarcroft is a part. Over the years to 2033 the Local Plan commits to delivering 5,000 new homes, including existing planning permissions and allocations as at 31st March 2012, in Outer North East Leeds.

The Plan is relying on Leeds Core Strategy and the Site Allocations Plan to establish the level of housing need and spatial distribution of housing and therefore, the Plan does not specifically allocate land for development. However, a small number of sites in Scarcroft are likely to be identified/allocated for housing development through the Site Allocations Plan, delivering some 131 new dwellings. All but one of these sites now have planning permission, with some already totally or partially built-out.

The remaining site still without permission is 'Wetherby Road - Scarcroft Lodge'. This is a major brownfield site within the Green Belt, having in the past been the offices of Yorkshire Electricity Board and latterly, until recently, npower. This is set out in Policy H1 and illustrated in (Neighbourhood Plan Policies Map 1). The Neighbourhood Plan presents an important opportunity to set out detailed parameters and requirements in respect of the way this site will be developed, should proposals come forward for development. Such development proposals could investigate whether the site could be developed into residential, hotel/leisure or hotel/conference facilities, in conjunction with other suggested proposals for new development on the site.

The Parish Council will also look to secure developer contributions toward increased use of public transport and community facilities.



POLICY H1: WETHERBY ROAD – SCARCROFT LODGE DEVELOPMENT REQUIREMENTS

Proposals for residential development affecting land and property in the vicinity of Scarcroft Lodge as identified on Neighbourhood Plan Policies Map 1 will be supported provided the following requirements are met:

- **Green Belt:** The development to have no greater impact on the purposes of the Green Belt than the existing development;
- **Ecology:** The undertaking of an ecological assessment of the site and provision of mitigation measures where appropriate, including the retention of the woodland area along the western part of the site;
- **Listed Buildings:** Development should preserve the special architectural or historic interest of the Scarcroft Lodge listed building, the building known as Woodlands within its curtilage and their settings. Development should facilitate the conservation, repair and reuse of these properties. In order to protect the setting of Scarcroft Lodge areas of new development should be restricted to previously developed land to the east of the Lodge, including areas of hardstanding;
- **Scarcroft Conservation Area:** Development should preserve and where feasible enhance the character and appearance of the conservation area and comply with Policy BE3 in this respect;
- **Greenspace:** Where feasible the provision of off-site land for greenspace, ideally to be located on the open land between the site and the A58, together with the retention and reinstatement of the derelict tennis courts and bowling green;
- **Design:** Development should:
 - Relate positively to the existing cricket ground and any new greenspace in order to create a 'village green' type development in keeping with the conservation area and the site's proximity to a listed building;
 - Maximise views out to the surrounding landscape, countryside and village, as well as respecting views into the site from outside and within the site;
 - Incorporate new tree planting in order to reflect the site's existing wooded character;

Development on Non-Allocated Sites

The allocation of particular sites for future housing development cannot of course preclude developer applications on additional sites within Scarcroft. Scarcroft residents have made it clear (ref 2016 consultation) that development applications should be subject to Neighbourhood Plan policies on 'development sites' (some 98% in support) and 'design quality' (some 94% in support).

In the first instance, the response to any such applications is governed by Core Strategy Policy H2 (New Housing Development on Non Allocated Sites). This states that infrastructure capacity (transport, education, health), accessibility standards, intrinsic amenity, recreation or nature conservation value and visual/historic/spatial character are all key factors in determining acceptability. Policy H3 below together with policies in the 'Built Environment section of this plan address these issues from a local Scarcroft perspective.

POLICY H2: DEVELOPMENT ON NON-ALLOCATED SITES

Development proposals on non allocated sites in Scarcroft will be supported provided proposals:

- Respect and enhance local distinctiveness;
- Do not compromise highway safety;
- Provide easy access to/from footpath/cycle routes; bus stops; and local facilities;
- Provide in-curtilage, off-street parking as part of the development, at a level which does not add to any existing local parking problems in the immediate vicinity of the development site;
- Avoid unacceptable adverse effects on neighbour amenities through excessive overshadowing, over-dominance or overlooking.

Housing Mix

The initial Neighbourhood Plan Village Questionnaire, completed by 327 residents, revealed that there were a significant number of residents (over 50%) of 'concealed' households in Scarcroft that needed smaller properties, indicated as follows:-

- Starter homes 14.1%
- Affordable housing 8.9%
- Flats/apartments 7.7%
- Bungalows 15.9%
- Sheltered housing 9.2%



This reflects a national trend towards single occupancy or smaller households (eg older people, divorcees, young professionals) with a variety of housing needs, whether it be supported accommodation, bungalows, flats or apartments. The 2016 consultation endorsed this finding, with some 92% of respondents supporting a housing policy covering this issue.

While no housing needs assessment has been carried out for Scarcroft, an assessment completed, by AECOM consultants, for the comparable nearby parish of East Keswick, also within the Outer North East Housing Characteristic Area, reached key conclusions in respect of the characteristics of housing needed within the general locality.

Provide range of dwelling sizes, including more smaller dwellings (1-2 bedrooms) to cater for e.g. for single person households, older people households, married couples without children/dependent children and/or younger people to buy and/or to let;

To promote market choice, respond to market demand/local aspirations and demographic trends, provide a wider mix of house sizes, including smaller single person, single family or couple housing (2-3 bedrooms) – to meet demand for ‘starter homes’ and aspirations for ‘down-sizing’ from older residents;

Provide range of dwelling sizes, including smaller dwellings (1-2 bedrooms) suitable for older people, including bungalows.

Core Strategy policy on housing mix (Policy H4) states that development should include an appropriate mix of dwelling types and sizes to address needs measured over the long term, taking into account the character of the location. It further states that for developments over 50 units in or adjoining ‘Smaller Settlements’, developers are required to submit a Housing Needs Assessment (HNA) addressing all tenures so that the needs of the locality can be taken into account at the time of development. While this circumstance does not, strictly speaking, fit the Scarcroft situation, it being a ‘Village’ rather than a ‘Smaller Settlement’, it could reasonably be argued that the proposed ‘Wetherby Road – Scarcroft Lodge’ development of some 100 homes warrants the same treatment. As such, Policy H4 below addresses this matter. This should ensure that local needs are objectively assessed, with the expectation that any particular smaller household needs will be established and provided for.

Equally, on smaller sites, there is no such HNA requirement and therefore no guarantee that locally evidenced needs would be met through any infill or windfall development. Policy H4 will also address this situation.

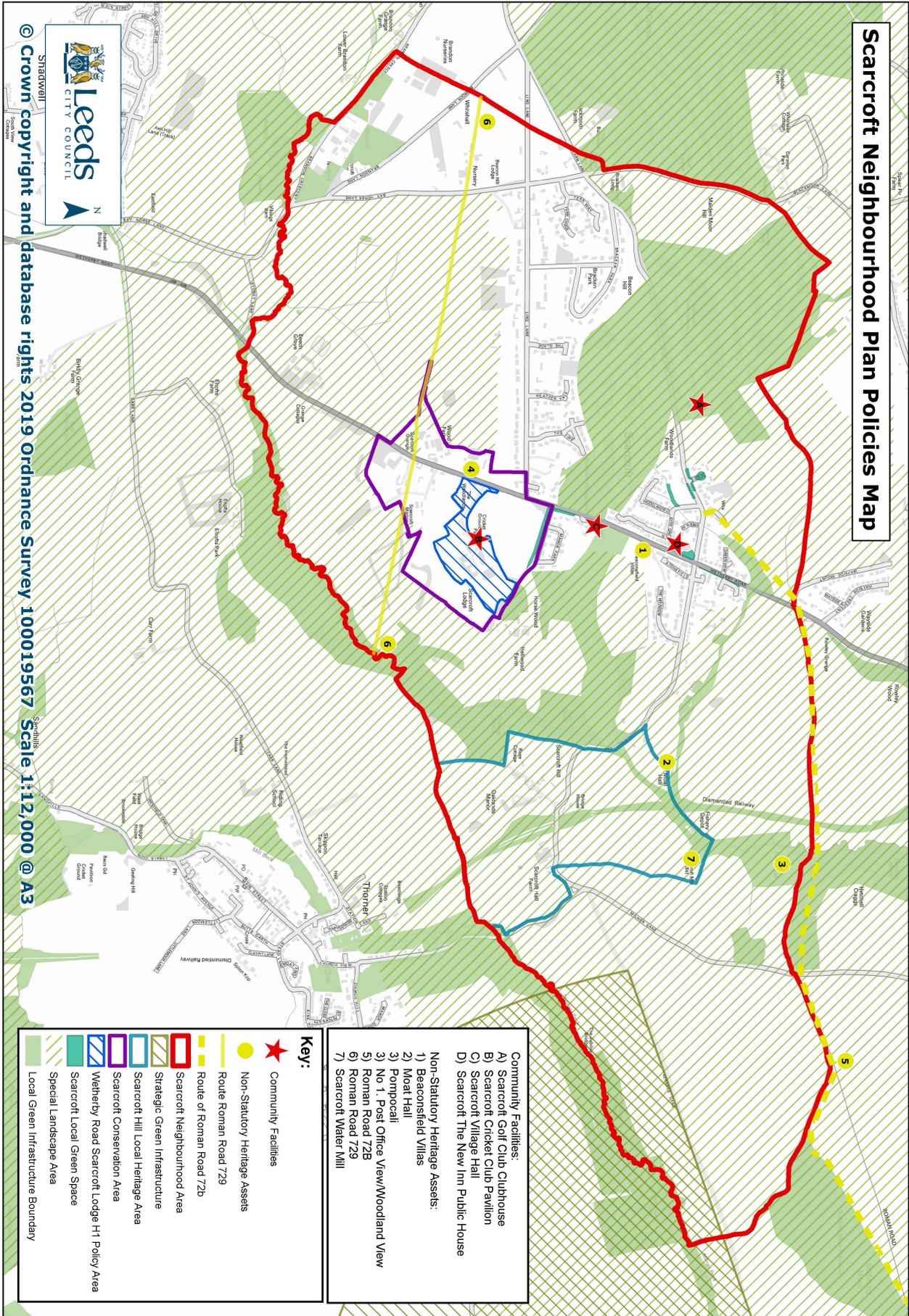
Core Strategy Policy H8 addresses ‘Housing for Independent Living’ and states that developments of over 50 dwellings are expected to make a contribution to supporting needs for independent living. This policy should ensure that any development at ‘Wetherby Road – Scarcroft Lodge’ will provide for elderly people’s needs. It does not however cover the needs of elderly people wishing to downsize in order to remain within Scarcroft village. Neighbourhood Plan policy will address this by reducing the dwelling threshold trigger.

POLICY H3: HOUSING MIX

Any housing development proposal of 5 or more dwellings, within or adjacent to the built-up area of Scarcroft, must provide an appropriate mix of dwelling types and sizes including for smaller households and elderly persons households, requiring 1 to 3 bedroom properties.

For developments over 50 units in or adjoining Scarcroft Village, developers should submit an assessment of the most up to date housing needs addressing all tenures, so that the needs of the locality can be taken into account at the time of development.

Scarcroft Neighbourhood Plan Policies Map



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Key:

- Community Facilities
- Non-Statutory Heritage Assets
- Route Roman Road 729
- Route of Roman Road 72b
- Scarcroft Neighbourhood Area
- Strategic Green Infrastructure
- Scarcroft Hill Local Heritage Area
- Scarcroft Conservation Area
- Wetherby Road Scarcroft Lodge H1 Policy Area
- Scarcroft Local Green Space
- Special Landscape Area
- Local Green Infrastructure Boundary

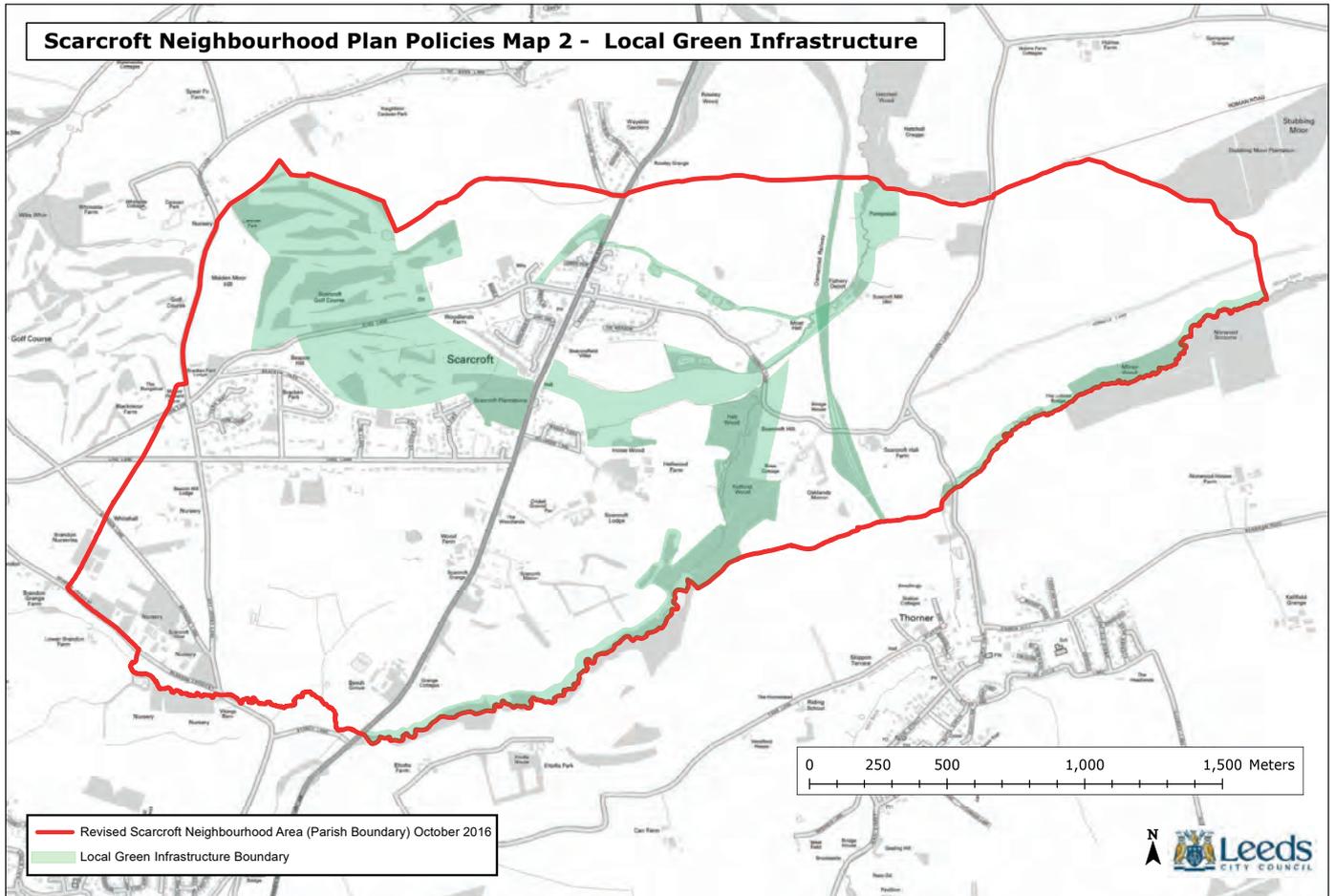
Community Facilities:

- A) Scarcroft Golf Club Clubhouse
- B) Scarcroft Cricket Club Pavilion
- C) Scarcroft Village Hall
- D) Scarcroft The New Inn Public House

Non-Statutory Heritage Assets:

- 1) Beaconfield Villas
- 2) Moat Hall
- 3) Pompoall
- 3) No 1, Post Office View/Woodland View
- 5) Roman Road 72B
- 6) Roman Road 729
- 7) Scarcroft Water Mill

Map 5 - Scarcroft Neighbourhood Plan Policies Map 1



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Map 6 - Scarcroft Neighbourhood Plan Policies Map 2 - Local Green Infrastructure



Map 7 - Scarcroft Neighbourhood Plan Policies Map 3 - Local Green Spaces

6. Monitoring, Review, Implementation

The Scarcroft Neighbourhood Development Plan (SNDP) will be delivered and implemented over the plan period 2018-2033. It seeks to provide the focus for change within Scarcroft Parish and Neighbourhood Area, but is not a rigid 'blue-print', rather a framework for change. The plan will be subject to annual monitoring by the Parish Council and to periodic review, again by the Council, certainly at the end of the plan period, but earlier if circumstances require.

The core planning policies of the SNDP will be delivered through their application by the planning officers and members of Leeds City Council (LCC), as the determining body for those applications (or by the Secretary of State in the case of Appeals) and by the actions of developers, in accordance with planning permissions granted by LCC and associated planning conditions. Section 106 Agreements will work to mitigate site development impacts in line with SNDP policies where required.

In addition, Community Infrastructure Levy (CIL), collected by LCC as a 'tax' on development, will help to pay for any infrastructure needed as a result of growth within Scarcroft Parish, including green space and highways improvements. This will be particularly the case in respect of the proposed Wetherby Road – Scarcroft Lodge development. CIL is a relatively new levy on development introduced by Government in 2008 and implemented in Leeds by the City Council in late 2014.

Community Infrastructure Levy in the Parish

Alongside LCC's role in relation to CIL, the Parish Council is also a potential beneficiary of the levy, currently receiving 15% of all CIL income on eligible developments within the parish to spend on local projects related to new development, rising to 25% once the Neighbourhood Plan is adopted.

This plan identifies potential areas where levy monies could be used to benefit Scarcroft and address the wishes of the community. The Project Delivery Plan table below provides more detail on these areas.

Community Actions and Approaches

Chapter 5 of this plan identifies a large number and wide range of themed non-planning actions and approaches wished for and supported by the community.

These actions and approaches will be delivered in a variety of pro-active ways, by a range of agencies and organisations, including:-

- Leeds City Council – via public services, direct council funding, New Homes Bonus;
- Leeds City Council – Area Committee Well-being Fund Small Grants Programme; Leeds Inspired - Large Grant; Leeds Inspired - Small Grant; Recreational (Non-sporting) Organisations' Grant; Members' Investment in Community and Environment (MICE) Grant; Community Committee Community Projects Grant; Community Committee Youth Activities Grant;
- Lottery funding – eg Heritage Lottery, Big Lottery Fund
- Parish Council – CIL (see above) and other funding
- Village Hall Committee
- Local voluntary groups

A number of buildings are identified in the plan (5.3 Policy CF1) as community facilities to be protected against development or change of use, due to the importance they have for the daily lives and activities of members of the community. These community facilities are 'potential' Assets of Community Value. The Parish Council is an eligible body for the purposes of nominating buildings or land for inclusion in the statutory 'List of Assets of Community Value', which is maintained by Leeds City Council. Such registration requires the registering body, which could be the Parish Council, to be notified of any intention to change the use of or to sell the asset and grants them the opportunity to put together a proposal to purchase it in order to preserve its current use.

Project Delivery Plan

The table below pulls together all of the identified community actions and approaches from Chapter 5 of the plan and lists them in terms of theme, title, brief description, potential funding source, and potential lead/partners. It also distinguishes between 'lobbying/influencing/investigative' actions as opposed to direct actions involving funding/expenditure – lobbying etc actions are shown in bold.

Projects and aspirations included in the table below does not imply delivery by Scarcroft Parish Council or any other body at this stage.

THEME	TITLE	DESCRIPTION	POTENTIAL FUNDING	POTENTIAL LEAD/PARTNER
GE-Natural Environment	Countryside management & improvement	Develop community woodland, wildlife meadows, ponds and orchards; undertake new tree & hedgerow planting	SPC CIL/SPC /Private Landowners	SPC/Private Landowners /LCC/ Golf Club/ Woodland Trust/ Yorkshire Wildlife Trust
	Gardens	Encourage protection of gardens as wildlife/ biodiversity assets	SPC CIL/SPC	SPC/LCC/Yorkshire Wildlife Trus
	Trees	Undertake tree survey to increase TPO coverage	SPC CIL/SPC	SPC/LCC
	Allotments	Provide allotments	SPC CIL/SPC	SPC/Private Landowners
	Playing Fields/ Pitches	Provide playing fields/ pitches	SPC CIL/SPC/ Developers	SPC/Private Landowners /Developers
GE-Highways	Public Rights of Way	Lobby for adoption of permissive paths as PROW		SPC/LCC/Private Landowners
	Public Rights of Way	Maintenance of public footpaths	Private Landowners/LCC	SPC/LCC/Private Landowners
	Roads & Traffic	Investigate traffic speed control measures		SPC/LCC
	Roads & Traffic	Enforcement of A58, Syke Lane and Ling Lane speed limits	Police	SPC/Police
	Pavements	Maintenance of A58 pavements	LCC	SPC/LCC
BE-Conservation Area	Conservation Area Extension/Satellite	Commission character appraisal for Scarcroft Hill Local Heritage Area	SPC CIL/SPC	SPC/Private Consultant/ LCC
	Conservation Area Extension/Satellite	Lobby LCC re Scarcroft Hill Conservation Area, based on appraisal findings		SPC/LCC
	Management	Undertake streetscape audit and develop strategy for public realm enhancement		SPC/LCC
	Management	Various enhancement activities - boundary treatments, benches, building repairs - including encouragement to land/property owners via leaflet	SPC CIL/SPC	SPC/LCC/Private owners
	Management	Sympathetic approach to road and other surfaces	LCC/Utilities	SPC/LCC/Utilities
	Trees	Undertake tree survey/ devise strategy for management and replanting	SPC CIL/LCC	SPC/LCC

THEME	TITLE	DESCRIPTION	POTENTIAL FUNDING	POTENTIAL LEAD/ PARTNER
BE-Heritage Assets	Maintenance/ Enhancement	Encouragement to land/ property owners via leaflet	SPC CIL/SPC	SPC/LCC
BE-Property Boundaries	Maintenance/ Enhancement	Repairs along A58 at village southern approach	SPC CIL/SPC	SPC/LCC/Yorkshire Wildlife Trus
CF-Better Existing Facilities	Assets of Community Value	Register assets with LCC		SPC/LCC
	Memorial Bus Shelter	Maintain/clean	WYMetro	SPC/WYMetro
	Bus service improvement	Liaise with operators/ WY Metro to secure improvements		SPC
	Playground	Provide lighting	SPC CIL/SPC	SPC
CF-New Facilities	Multi-Use Games Area (MUGA)	Provide MUGA	SPC CIL/SPC	SPC
	Leisure facilities/ activities	Research re facilities/ activities wanted		SPC
	Primary School	Support school development		SPC
CF-Business Support	Networking	Establish closer ties between community and local business community	SPC CIL/SPC/Private Businesses	SPC/Private Businesses
	Farm Shop/Cafe	Support appropriate development		SPC
	Farmers' Market	Support establishment		SPC
	Artisanal Enterprises	Support appropriate development		SPC
CF-Tourism	Open Gardens Scheme	Scope out idea		SPC
Housing	Housing Needs Assessment	Local housing requirements	Parish Council	PC and LCC

Appendix 1 LOCAL GREEN INFRASTRUCTURE

Scarcroft Disused Railway

The Scarcroft Disused Railway (part of the former Wetherby to Leeds line) runs from the northern parish boundary, just west of Hetchell Wood, in a gentle southerly arc to the southern parish boundary, just north of the village of Thorner. It cuts through largely agricultural land, mostly on embankments, bi-secting a small wooded valley near Moat Hall and passing beneath the impressive span of Thorner Lane bridge in deep cutting.

The corridor has various access points and is well-used as a recreational resource by walkers, horse riders and cyclists. It links into other parts of the Public Rights of Way network, at the northern parish boundary, near Moat Hall and at Thorner Lane.

The disused railway also acts as a wildlife corridor. It is identified as a linear woodland habitat forming part of the Leeds Habitat Network. It also includes the Scarcroft Hill Local Geological Site, centred on the deep cutting at Thorner Lane. The site is well-used for educational purposes.

The Wetherby-Leeds line, opened in 1876 is of some historical interest.

The disused railway is identified as a Local Green Space.

The corridor intersects with the Scarcroft Beck Corridor and the Northern Corridor just east of Moat Hall.

It is also worth noting that the continuation of the corridor south into Thorner Parish links into the corridor of the Mill Beck which runs north east to join Thorner Beck along the joint parish boundary flowing into the 'Limestone Ridge' area of 'Strategic Green Infrastructure' (as identified by Leeds City Council in its Core Strategy) the western boundary of which lies just to the west of Milner Wood.

The Central Corridor (Golf Course-Scarcroft Beck)

The 'Central Corridor' constitutes an important green wedge cutting a west-east swathe through the parish, separating the Ling Lane area of the village to the south, from the village core at Wetherby Road/Syke Lane/Thorner Lane to the north. It runs from the north-west corner of the parish at Blackmoor Lane, taking in the extensive Scarcroft Golf Course and agricultural land east of Wetherby Road, before meeting the Scarcroft Beck Corridor (see below) at Thorner Lane.

The 'Central Corridor' acts primarily as a wildlife and environmental/landscape corridor, providing a continuous mix of woodland and grassland habitats along its length, together

with streams and associated wetlands to the east which feed into Scarcroft Beck. These form part of the Leeds Habitat Network. Scarcroft Plantation, between the golf course and Wetherby Road, is a non-designated nature conservation site owned and managed by The Woodland Trust.

While there is no continuous public access through the corridor, the extensive Scarcroft Golf Course provides an important recreational resource via the private Scarcroft Golf Club, enjoyed by local and other members and open also to visitors, while Scarcroft Plantation is open to the general public. The new Scarcroft Playground, more or less opposite Scarcroft Plantation, will soon be open to parents and children. This sits at the narrowest point of the corridor before it opens out again to the east.

The golf course, plantation and playground are all identified as Local Green Space.

The corridor intersects with the Scarcroft Beck Corridor at Thorner Lane.

Scarcroft Beck Corridor

The 'Scarcroft Beck Corridor' follows the southern parish boundary from Wetherby Road (just south of Beech Grove), north east through Kidhurst Wood, on to Thorner Lane, and then beyond to Hetchell Wood.

The corridor is essentially a well-wooded valley, widening out in places to take in grassland habitats and wetlands. It is part of the Leeds Habitat Network and includes the designated sites of Kidhurst and Hell Woods, and Hetchell Woods, the latter a Site of Special Scientific Interest (SSSI).

This is also an important recreational resource with public footpaths (and highways) following its course and crossing it at many points along its length. There is also private fishing at Kidhurst Pond. Hetchell Wood is a Yorkshire Wildlife Trust reserve and open to the public.

Hetchell Wood and Kidhurst Wood are both identified as Local Green Space.

Kidhurst Pond, Scarcroft Mill and Pompcali (forming the southern part of Hetchell Wood) all have local heritage value. Roman Road 72b bisects the corridor at its northernmost point. Roman Road 729 bisects it on the southern parish boundary near the southern tip of Kidhurst Pond.

The corridor intersects with Scarcroft Disused Railway and the Northern Corridor just east of Moat Hall.

The Northern Corridor (Golf Course-Disused Railway)

The 'Northern Corridor' extends from Scarcroft Golf Course (near the entrance on Syke Lane) eastwards along Syke Lane, along the bridleway to Wetherby Road and then south eastwards along the stream corridor to Scarcroft Beck. It functions as both a narrow recreational and wildlife link.

Its whole length may be walked following Syke Lane for a short stretch and then public rights of way to Scarcroft Beck and Scarcroft Disused Railway. The bench at the small amenity green space, at the junction of Moss Syke and Syke Lane, provides a welcome resting place. The corridor also links in with other public rights of way, near Moss Syke, at Wetherby Road and northwards across the fields east of Wetherby Road towards Rowley Grange.

In wildlife terms, the corridor provides a narrow wooded link for most of its length, with associated wetland habitats between Wetherby Road and Moat Hall. The stretch from near Syke Lane to Scarcroft Disused Railway/Scarcroft Beck is part of the Leeds Habitat Network.

There is potential to further enhance the corridor between the golf course and Syke Lane bridleway. Both the Syke Lane Amenity Green Space and Syke Lane/Wetherby Road

Bridleway are identified as Local Green Space.

The corridor intersects with Scarcroft Disused Railway and Scarcroft Beck Corridor just east of Moat Hall.

Thorner Beck/Mill Beck Corridor

This very short corridor extends westwards (from just west of Milner Wood) along the southern parish boundary following the course of Thorner Beck, across Milner Lane, becoming Mill Beck, before turning south and heading out of the parish towards Thorner village.

Within Scarcroft, it functions exclusively as a wildlife corridor in the form of a narrow wooded valley, but is in fact part of a much wider corridor, along the shared parish boundary with Thorner, within which the corridor widens out to include further woodland, plus grassland and other habitats, and extends southwards into Thorner village. Here it intersects with Scarcroft Disused Railway.

On the Thorner side, the corridor also performs a recreational function with a footpath which shadows Thorner Beck and crosses Milner Lane to run south towards Thorner. This path crosses Thorner Beck into Scarcroft and runs along Milner

Appendix 2 BIODIVERSITY IN SCARCROFT

Introduction

Scarcroft's most important 'natural heritage' sites (ie those designated by Natural England or LCC for their wildlife or geological value) are already protected against development through Core Strategy Policy G8. The Hetchell Wood and Norwood Bottoms Sites of Special Scientific Interest (SSSI) are also protected via national legislation. The 4 designated sites are as follows and are detailed below.

- Hetchell Wood (part), including Pompopali
- Milner Wood (as part of Norwood Bottoms SSSI)
- Scarcroft Hill
- Hell Wood and Kidhurst Wood

In addition to specific sites, Scarcroft also plays host to several types of UK Priority Habitat, as identified by the West Yorkshire Ecological Service (WYES), including ancient and semi-natural woodland, deciduous woodland, lowland calcareous grassland and lowland dry acid grassland. Woodland is a particularly significant habitat within the Neighbourhood Area. These habitats are also protected by Core Strategy Policy G8. Full details, including a map/maps are provided below.

These UK Priority Habitats in turn form part of the Leeds Habitat Network, a network identified through joint work by LCC and WYES which serves to join disparate sites and habitats together in order to provide routes or stepping stones for the migration, dispersal and genetic exchange of species in the wider environment. The network is, in very small part, embodied within strategic green infrastructure and extensively within Scarcroft's local green infrastructure. It is covered by Core Strategy Spatial Policy 13 and Policy G9, together with Neighbourhood Plan Policy GE2. A map is provided below.

Two further undesignated sites of wildlife value – Scarcroft Plantation and Scarcroft Disused Railway - have also been identified by the local community and are briefly assessed below.

Designated Sites

Hetchell Wood

The site, which lies 5 km north-east of Leeds, occupies an escarpment of Millstone Grit capped by Magnesian Limestone, rising from 60 m to 90 m above sea level. The differing rock types give rise respectively to acid sandy soil and base rich soil and hence also to a sharply contrasting vegetation which is further diversified by the existence of a stream and associated marsh habitats. The limestone and gritstone are exposed along the natural escarpment and due to quarrying in the distant past and although not of geological significance, add further diversity to the site.

This site contains representative examples of acid birch-oak woodland, ash-wych elm woodland and magnesian limestone grassland; and unusual combination of habitats not found so well displayed elsewhere in West Yorkshire.

The stream is bordered in part by alder carr with which is associated panicked sedge and meadowsweet. More open areas are characterised by a community in which hard rush is often dominant with marsh marigold and hemp agrimony.

The gritstone escarpment carries oak woodland with a species poor field layer in which wavy hair-grass is dominant. The shrub layer is well developed in places comprising predominantly hazel and hawthorn.

The upper sections of the escarpment are on limestone and have a more diverse flora with recent woodland including wych elm and ash. The well-developed field layer includes characteristic species such as dogs mercury and primrose and shrubs such as spindle *Euonymus europaeus*.

Above the escarpment a small area of limestone grassland exists in which tor grass *Brachypodium pinnatum* is dominant but with a number of local species including autumn gentian *Gentianella amarella* and dyers greenweed *Genista tinctoria*.

This site also includes Pompopali, a gritstone quarry abandoned in the 18th century. The quarry now supports an area of lowland heath, a scarce habitat in West Yorkshire. The embankments are dominated by wavy-grass and heather with mat-grass, heath bedstraw *Galium saxatile* and tormentil on the slopes.

The vegetational diversity of the site is reflected in the extensive records for a number of animal groups, in particular insects of which over 400 species have been recorded.

Milner Wood (SE384415) [Extracted from SSSI citation Natural England 1986]

This site is part of the Norwood Bottoms Site of Special Scientific Interest, a nationally important ancient woodland site along the Milner Beck. The underlying geology changes from acidic Huddersfield White Rock of the Millstone Grit Series at river level to calcareous Lower Magnesian Limestone further up the valley side.

Milner Wood is primarily ash and elm with a hazel understorey. It is an example of relict 'coppice with standards' management. The ground flora is dominated by dog's mercury, slender false brome, enchanter's nightshade and native bluebell.

The valley bottom is fed by springs issuing from the Magnesian Limestone and the wet woodland beside the stream is dominated by crack willow with scattered common alder. The ground flora in these boggy areas includes marsh marigold, yellow flag iris, meadowsweet and ramsons.

The Site of Special Scientific Interest also supports herb-Paris, broad-leaved helleborine, lily of the valley and toothwort.

The site has no public access.

Scarcroft Hill

SITE DESCRIPTION: Good exposures on both sides of a deep abandoned railway cutting reveal a good section through gently dipping shales, siltstones and sandstone of the Upper Carboniferous Namurian (Millstone Grit Series) Huddersfield White Rock. Fossils of plant debris, bivalves and goniatites can be found in the shales. The sandstones show trace fossils of worm borings and grazing trails as well as fine scale cross lamination and ripple marks. Bark impressions occur in the overlying sandstones.

HISTORICAL ASSOCIATIONS: The cutting lies on the old Leeds - Wetherby line which was opened in 1876 as a single track route, doubled in 1906 and then became the first casualty of the Beeching Plan in 1966.

EDUCATIONAL VALUE: The cutting is suitable for all ages; primary, secondary, further and higher education. The site is good for demonstrating bedding, measuring dip, sedimentological logging (it is a coarsening upward sequence), interpreting changing sedimentary environments, weathering and geological engineering.

AESTHETIC CHARACTERISTICS: There is an impressive bridge carrying a minor road across the cutting.

ACCESS AND SAFETY: This site is on private land and permission is needed for access. With this permission, access is from Thorner Lane or from Hetchell Woods via the old railway line, though there are some muddy footpaths and the site is not wheelchair accessible. Roadside parking is available at both places. The dip brings most beds to the bottom of the cutting which means the steep and weathered sections do not need to be climbed. The site could accommodate large groups.

Hell Wood and Kidhurst Wood (including Kidhurst Pond/'Fishponds')

Hell Wood and Kidhurst Wood

Hell & Kidhurst Woods are situated between Scarcroft and Thorner. The site is bordered by grassland fields, some of which are grazed. The Kidhurst Beck flows through the site, from the south, feeds in to the southern end of Kidhurst Pond (see below) and then flows out to the north. Kidhurst Pond is used by anglers. The site is in an interesting location in relation to underlying geology, as it sits on top of the point where three Natural Areas - Coal Measures, Pennine Dales Fringe and Southern Magnesian Limestone - meet.

The site is host to W8 and W10 woodland communities. The W10 is host to frequent *Acer pseudoplatanus* and *Fagus sylvatica*, and occasional *Ulmus glabra* in the canopy, with abundant *Hyacinthoides non-scripta* and frequent *Anemone nemorosa* in the ground flora.

The W8 woodland is present as two stands. The stand on the north-west of the pond is host to frequent *Acer pseudoplatanus* and occasional *Fagus sylvatica* in the canopy, *Fraxinus excelsior* and *Acer pseudoplatanus* saplings are occasional in the shrub layer, and in the ground flora *Hyacinthoides non-scripta* is abundant, *Holcus mollis*, *Pteridium aquilinum*, *Rubus fruticosus*, *Lamium galeobdolon*, *Millium effusum*, *Oxalis acetosella*, *Lonicera periclymenum* and *Dryopteris dilatata* are all occasional.

The W8 woodland, to the south of the pond, is host to frequent *Acer pseudoplatanus* and occasional *Fagus sylvatica* in the canopy, and abundant *Hyacinthoides non-scripta*, occasional *Mercurialis perennis*, *Anemone nemorosa*, *Ranunculus ficaria* and *Dryopteris dilatata* in the ground flora.

Appendix 2

There is a small stand of Salix woodland, to the south of the pond, on the western side of the beck. This is host to frequent Salix fragilis in the canopy, and frequent Urtica dioica, occasional Poa trivialis, and rare Caltha palustris, Iris pseudacorus and Allium ursinum in the ground flora.

The fauna recorded during the site visit were mallard (pair on lake & pair on beck), magpie (feeding), tawny owl (calling), pheasant (alarm calls), mute swan (pair on lake), swallow (about 15 feeding over the lake), blackcap (singing male), robin (singing male), chaffinch (singing male), buzzard (flew overhead, calling), coot (feeding by lake & by beck), chiffchaff (singing male), and song thrush (singing male). Roe deer tracks were recorded. Caddisfly nymphs and freshwater crayfish were recorded in the beck. Common frog was previously recorded in the pond.

Kidhurst Pond (SE368407) [Extracted from SEGI citation, West Yorkshire Ecology 2002]

This site is designated as a Site of Ecological/Geological Importance within the Leeds Unitary Development Plan and is considered to be of West Yorkshire importance. The designation is due to be reviewed against new Local Wildlife Site Selection Criteria in 2017/18. The site includes open water and swamp communities with a mixture of floating and emergent species including yellow flag iris, bulrush, branched and unbranched bur-reed, reed canary grass, meadowsweet, common valerian, water plantain, brooklime, water mint, amphibious bistort, bittersweet, floating sweet-grass and broad-leaved pondweed. There are also areas of wet woodland, with crack willow dominant and occasional common alder, over ground flora of cleavers, stinging nettle, wild angelica and marsh marigold. This is an uncommon woodland vegetation community in West Yorkshire.

The pond supports birds including mallard, tufted duck, coot, moorhen, kingfisher, willow warbler, great tit, blue tit and chaffinch. Dragonflies include the common hawker as well as azure, common blue and blue-tailed damselflies.

A small swamp habitat has formed, on the southern margin of the pond, surrounding the inflow. This is host to frequent Iris pseudacorus, occasional Cardamine amara, Caltha palustris, Veronica beccabunga, and Salix fragilis saplings.

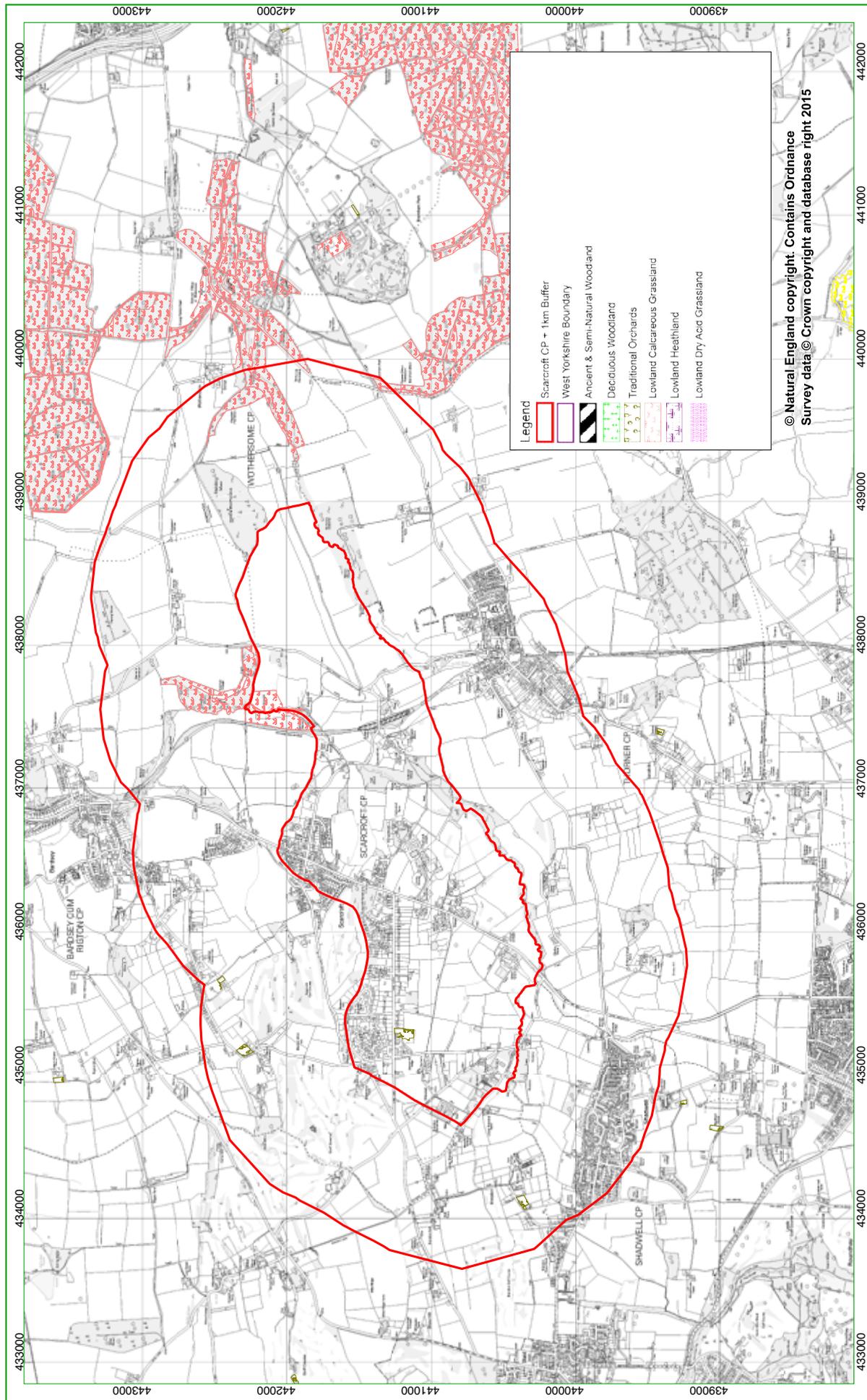
The pond itself is host to open water habitat, with a few Alnus glutinosa and Salix fragilis on its margins.

There is good public access and fishing at this site.

UK Priority Habitats in Scarcroft

The following UK Priority Habitats are to be found within the Scarcroft Neighbourhood Area:-

- Lowland Calcareous Grassland
- Lowland Mixed Deciduous Woodland
- Traditional Orchards
- Lowland Heathland
- Lowland Dry Acid Grassland



**SCARCROFT CP
UK PRIORITY
HABITATS**

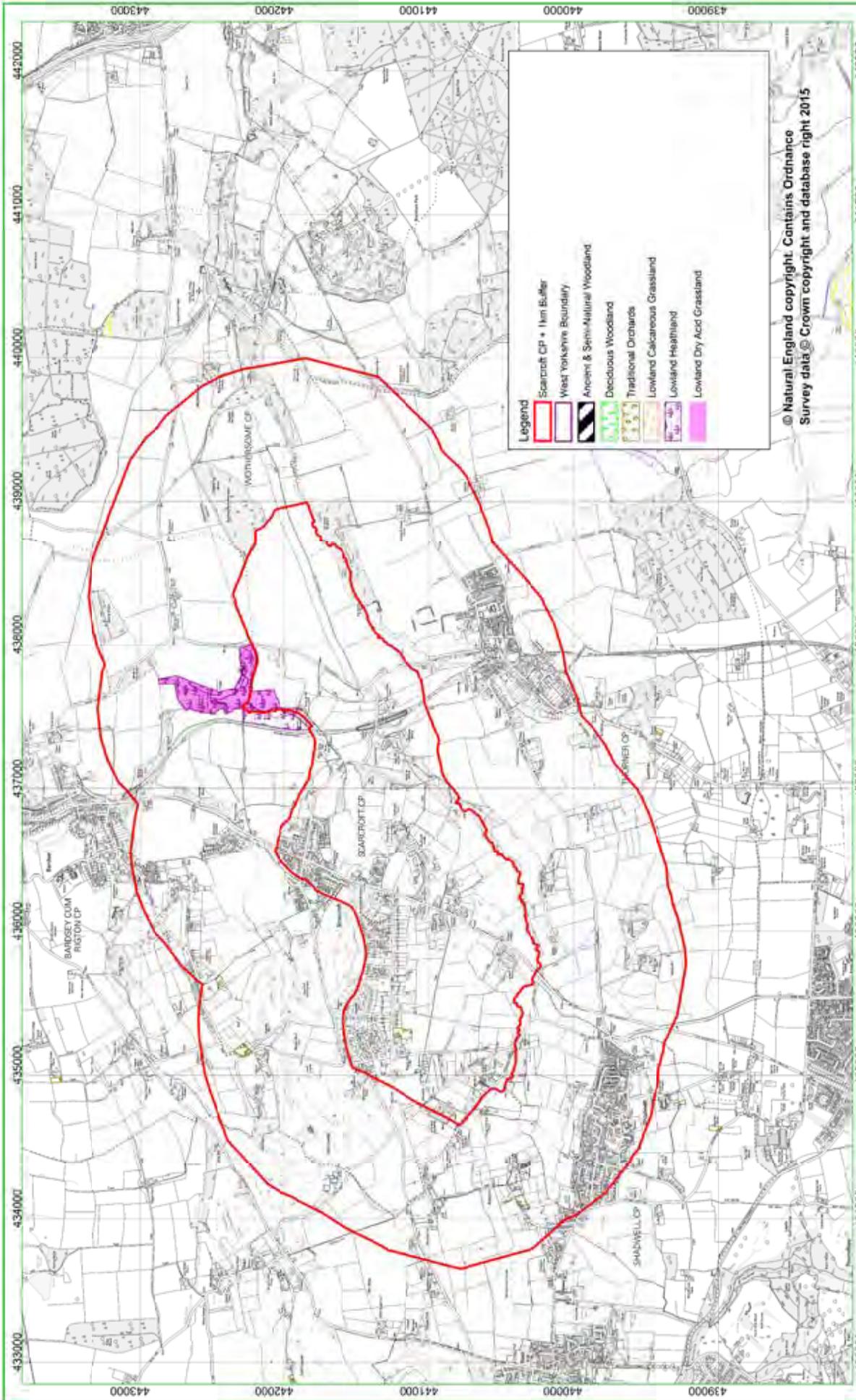
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App 2 - UK Priority Habitats Map 1



**SCARCROFT CP
UK PRIORITY
HABITATS**

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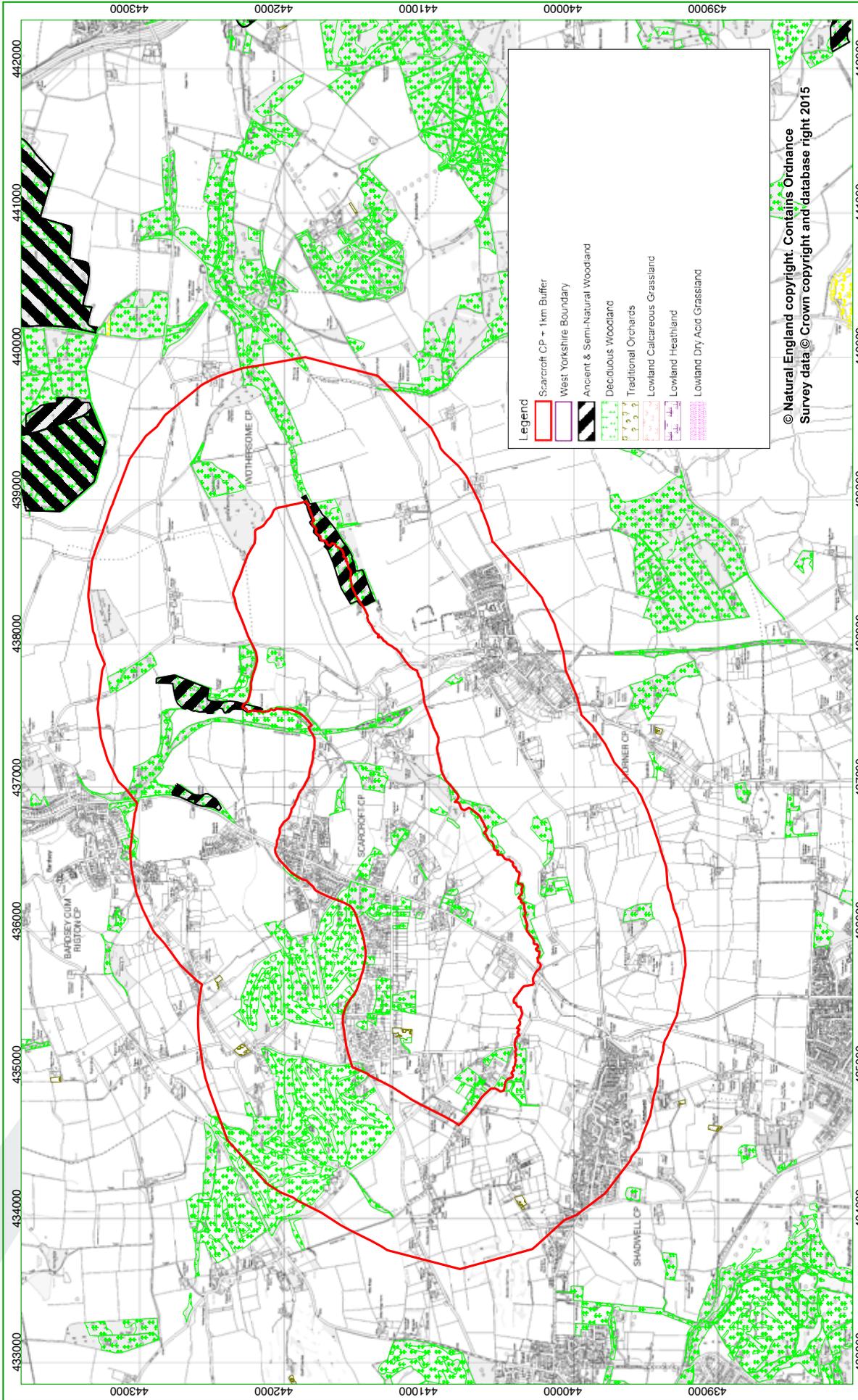
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App 2 - UK Priority Habitats Map 2



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SCARCROFT CP UK PRIORITY HABITATS

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App 2 - UK Priority Habitats Map 3

Appendix 2

Detailed definitions and descriptions of these habitats can be found on the Joint Nature Conservation Committee's website (<http://jncc.defra.gov.uk/page-5718>) under 'UK Biodiversity Action Plan: Priority Habitat Descriptions'.

Leeds Habitat Network (Map opposite)

Undesignated Sites

SITE NAME	LOCATION (grid reference)	HABITAT CHARACTERISTICS	SPECIES GROUPS	GEOLOGICAL FEATURES	OTHER ATTRIBUTES ¹
Scarcroft Disused Railway	53°52'31.6"N 1°25'55.0"W (1h corridor)	Various trees and shrubs along a built up embankment. Effectively a green corridor woodland	Mainly birch and Hawthorn. Various wildlife habitat, including foxes, small mammals, badgers, songbirds.	Site of disused railway on embankment providing track through woodland with distance views.	Accessible from Thorne Lane and Bridleways, using non-metalled track.

Scarcroft Plantation (SE362415) [Phase 1 Survey, West Yorkshire Ecology 1982]

This broad-leaved woodland is thought to have been planted about 70 years ago. The canopy is dominated by sycamore with some ash with an understorey of hawthorn and elder. The ground flora consist of bracken, wavy hair-grass and hairy brome.

The wood will provide good feeding habitat for brown long-eared and common pipistrelle bats which roost in Manor Park to the east.

(Footnotes)

- 1
 - a. Naturalness of the site, indicating the length of time it has been conserved
 - b. Typicalness of the site, bringing together the habitat features and species associated with this type of site.
 - c. Rarity of the species
 - d. Diversity of species at the site
 - e. Connectivity within the landscape, joining together other habitats/green infrastructure
 - f. Value for appreciation or learning of nature
 - g. Accessibility

Appendix 3 LOCAL GREEN SPACE SITES ASSESSMENT

New Inn Amenity Green Space	
Location	On the junction of the A58 and Syke Lane
Size	0.1h
Adjacent to existing properties?	Yes
Local or community value	Use by customers of the New Inn with seating areas. Contributes to the character of the village.
Landscape value	Adds to the visual appearance of the village – a green amenity space in an otherwise built-up part of the village
Historical value	None
Recreational value	Adds value to the leisure facilities of the village
Wildlife or green infrastructure value	None
Recommendation	To be designated a Green Space

Aspen Drive Nature Area	
Location	Between 'Mickie's Field' development and established housing – off Syke Green between backs of properties on Aspen Drive and Woodland Close
Size	Small
Adjacent to existing properties?	Yes – on Aspen Drive and Woodland Close
Local or community value	It provides a local amenity space with stream, trees, grasses and wildflowers attracting common wildlife and was deliberately provided as part of residential development
Landscape value	Yes, for immediate residents
Historical value	None
Recreational value	Privately owned. While no official public access it is used for informal play by local children.
Wildlife or green infrastructure value	Provides relatively inaccessible local habitat island in otherwise built-up area
Recommendation	To be designated a Green Space

Syke Lane Amenity Green Space	
Location	Corners of Moss Syke junction with Syke Lane, plus strip along Syke Lane.
Size	Small in 3 parcels
Adjacent to existing properties?	Yes – on Moss Syke and Syke Lane
Local or community value	Yes
Landscape value	Yes, it adds colour and variety to the street scene. Managed jointly by LCC and local management company.
Historical value	None
Recreational value	It provides a resting place – bench provided – for walkers and residents to linger and sit.
Wildlife or green infrastructure value	Limited inherent value but identified as part of 'Northern Corridor' Local Green Infrastructure in this plan.
Recommendation	To be designated a Green Space

Hellwood Lane Green Space	
Location	Strip along south side of Hellwood Lane, abutting the boundary of the land of Hellwood Racing Stables / Stud Farm.
Size	0.133 ha
Adjacent to existing properties?	Yes – opposite properties in Hellwood Lane
Local or community value	Yes, it provides a valuable cushion and screen between the residents and the wider adjacent estate. The site is maintained by the residents.
Landscape value	High. The ground is well-treed, grassed over and bears spring bulbs, flowers some domestic and some wild, with shrubs. The vista created by the strip adds to the beauty and uniqueness of the village.
Historical value	Abuts old lane and boasts Horse Chestnut and other trees some of which are over 150 years old. Lies within conservation area.
Recreational value	Some value. Children play in the area; other people walk along the strip and enjoy its rural impact.
Wildlife or green infrastructure value	Local value – the strip attracts a variety of wildlife and is the home to squirrels, hedgehogs, mice, stoats, birds and other creatures. The strip provides a beautiful border to large fields of pasture that are adjacent the A58.
Recommendation	To be designated a Green Space

A58 Verges	
Location	1) Fronting the village hall 2) Junction A58/Hellwood Lane 3) Thorner Lane to North Hill 4) Syke Lane to Green View
Size	4 verges of varying length.
Adjacent to existing properties?	Yes – for locations 2) 3) and 4). Properties also close to and moreorless opposite location 1)
Local or community value	High. The impact of the daffodil planted verges encourages village pride within the community.
Landscape value	High, as key feature of main road through the village. The verges vary in size and are grass covered which is maintained by the local authority. They are planted with spring flowering bulbs that provides a seasonal profusion of colour.
Historical value	None
Recreational value	Limited to dog walkers and pedestrians
Wildlife or green infrastructure value	Limited
Recommendation	To be designated a Green Space

LGS1 - New Inn Amenity Green Space

Policy GE3: Local Green Space



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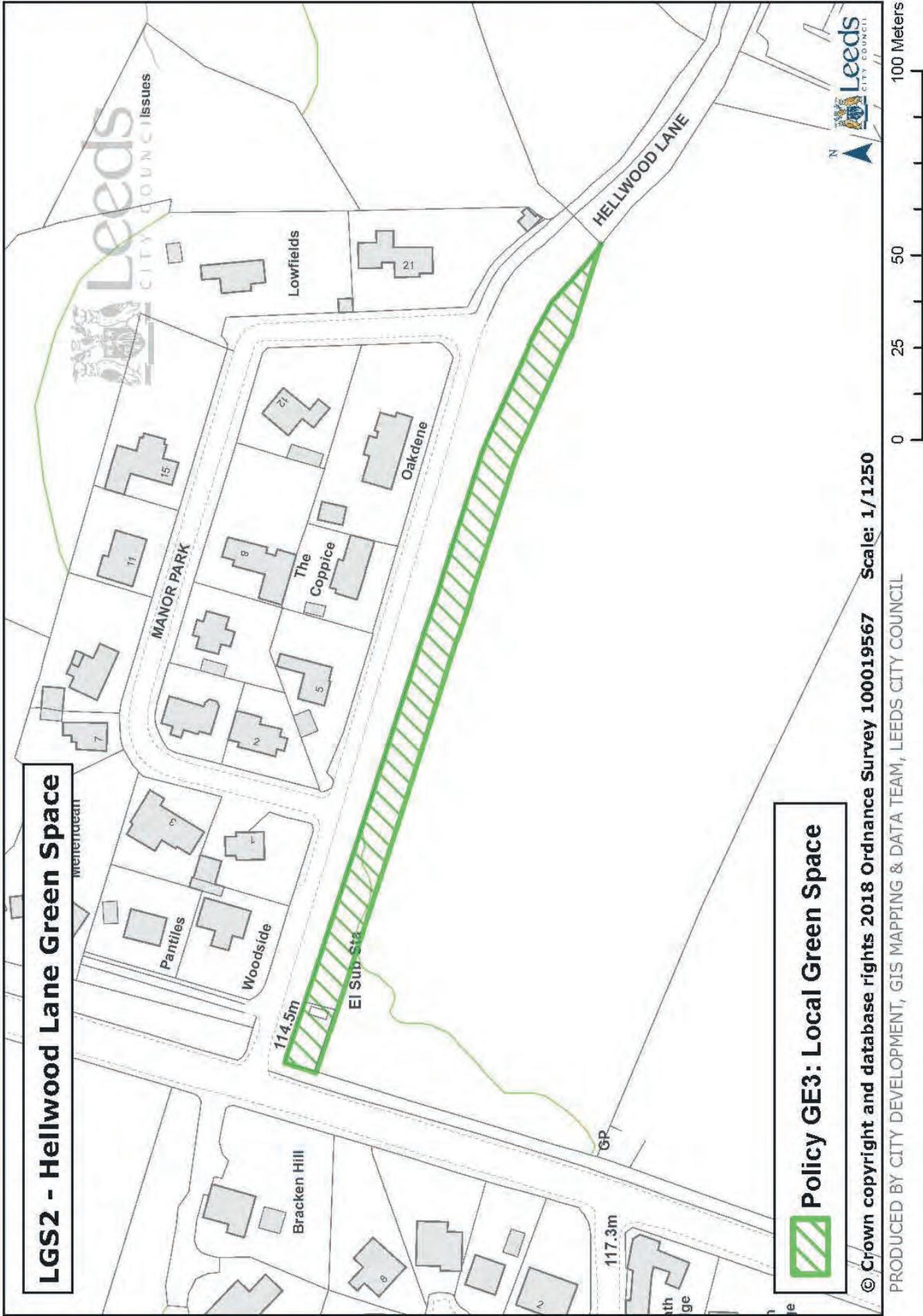
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100 Meters



LGS2 - Hellwood Lane Green Space

Policy GE3: Local Green Space



Leeds
CITY COUNCIL ISSUES

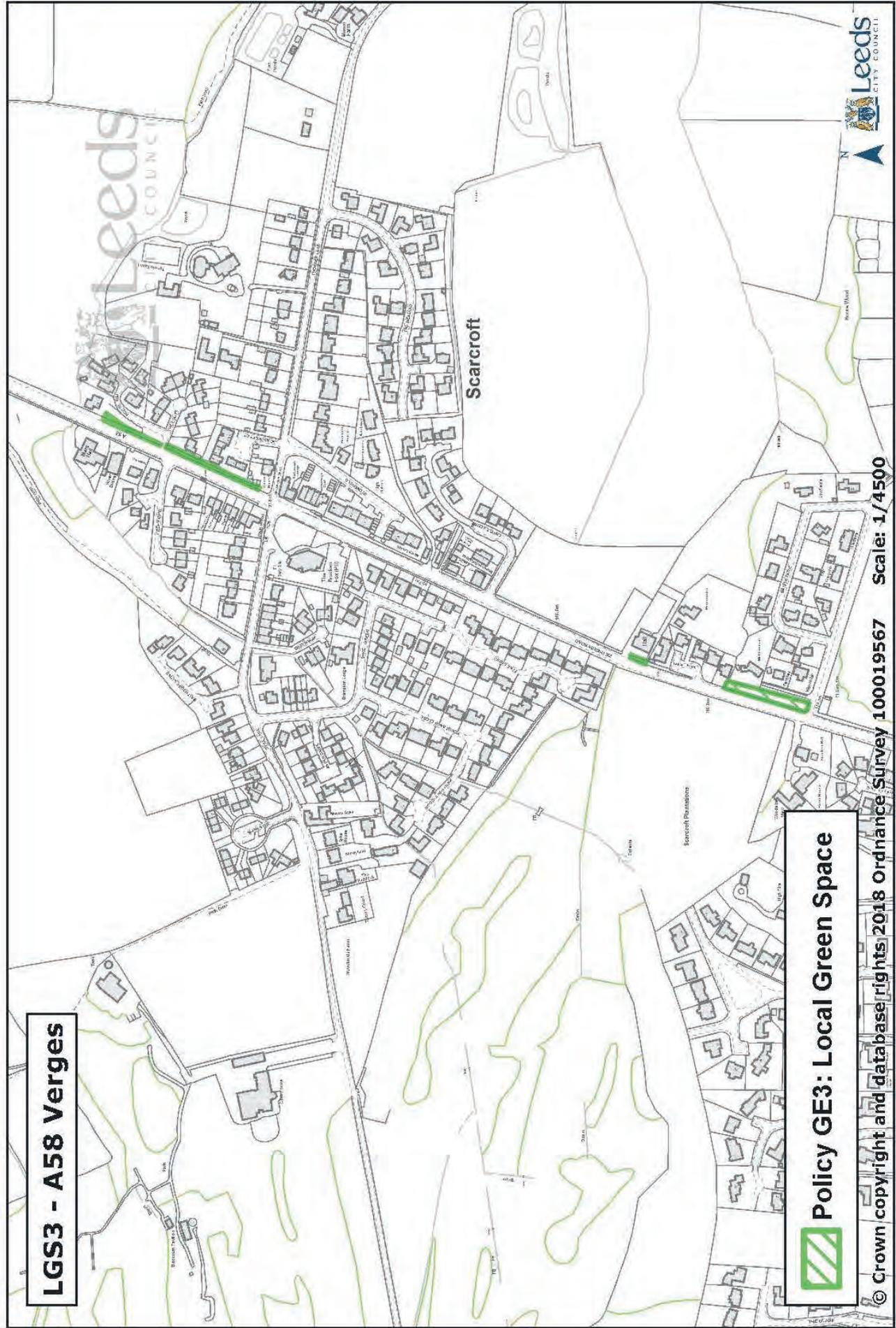


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LGS3 - A58 Verges

Policy GE3: Local Green Space



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450 Meters

225

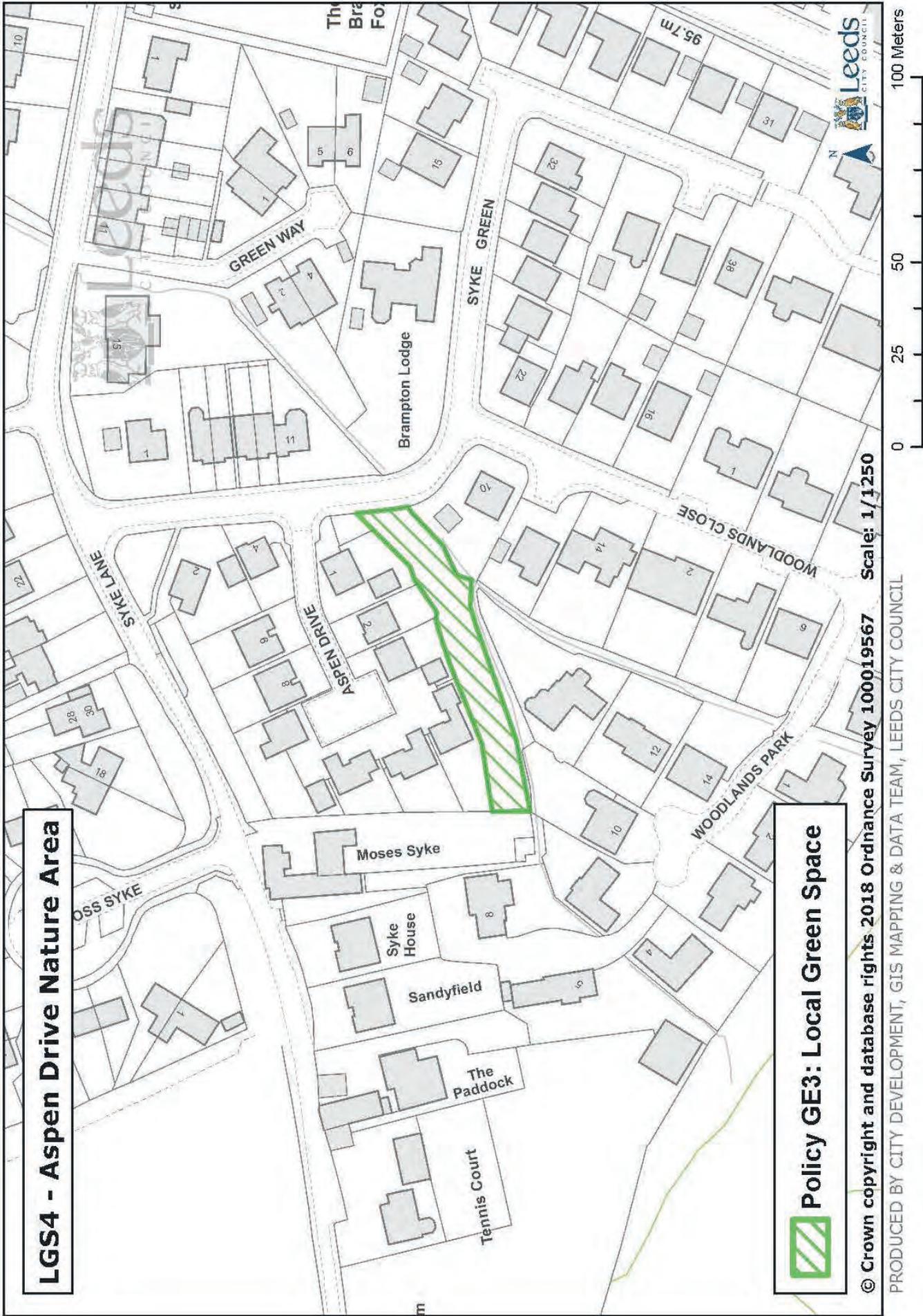
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LGS4 - Aspen Drive Nature Area

Policy GE3: Local Green Space



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LGS5 - Syke Lane Amenity Green Space

Policy GE3: Local Green Space



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Appendix 4 SCARCROFT HILL CHARACTER ASSESSMENT

Summary of special interest

The elevated Scarcroft Hill area, bisected by the old winding thoroughfare of Thorner Lane, to the east of the current village, forms the original historical core of Scarcroft. The area retains remnants of the settlement's early medieval origins as an isolated agricultural community before the movement of the village towards its new turnpike road axis to the west, while also illustrating the move towards later gentrification richly highlighted in the Scarcroft Conservation Area.

Key characteristics

- Surviving elements of Scarcroft's original medieval settlement, notably the moated sites at Moat Hall and Scarcroft Hall Farm and the corn mill and mill pond off Thorner Lane.
- Landmark buildings include the listed Oaklands Manor, Moat Hall and Bridge House and associated barns.
- Mix of historic farm and mill buildings, cottages and large imposing dwellings represent a microcosm of Scarcroft's long and varied history.
- Key views out into open countryside particularly to the north and west which, together with the scattered development and rural setting, emphasise the character of the original isolated village.
- Varied forms and styles of architecture unified by the prevalent use of local stone as a building material.

Appendix 5 NON STATUTORY LOCAL HERITAGE ASSETS

PROTECTION AND ENHANCEMENT OF NON-STATUTORY LOCAL HERITAGE ASSETS ASSESSMENT FRAMEWORK

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 and significance? ³ What evidence exists to support the proposed selection?
Beaconsfield Villas and gate posts	Wetherby Road	Fine example of a stone-built Victorian semi-detached villa	<p>The property was built in 1880 and boasts many original features such as doors, sash windows with double or secondary glazing, high ceilings, attractive period fireplaces, deep skirting boards, ornate cornicing and has traditional bay windows to the front. One of the properties also has a self-contained one bedroom apartment in the basement with separate entrance door. The site includes a set of gateposts that were built as part of the entrance off the A58 Wetherby Road. In 1984, the villas only were auctioned and purchased by the tenants. The gateposts were not part of the auctioned items and are therefore not currently owned by the subsequent tenants. However as part of the overall Victorian development these gateposts should be recognised as part of the villas, regardless of ownership, and therefore retained. The original stone gate posts are still visible albeit not in their original position.</p> <p>Sites references</p> <p>Information gained from Zoopla. Very little further information available on the internet.</p>
Moat Hall	Off Thorner Lane at Manor Close turn-off	Substantial gated house, remodelled from eighteenth century cottage in recent years	<p>The present-day house is on the site of a reputedly thirteenth century building of which little is known. It was replaced with a stone-built cottage in the eighteenth century and remodelled into a substantial gated house within the last 10 years. There is evidence of a moat which is indicated on maps, and probably would have been no more than a large ditch due to the general land levels. The moat dam was filled-in sometime after WW2. According to the historian Le Patourel, this was one of two moats in Scarcroft, with the one at Moat Hall possibly a successor to one at Scarcroft Manor dating back to the fourteenth century. Moat Hall is described in the CAAMP as a medieval moated site.</p> <p>Site references</p> <p>J. Le Patourel, Moated sites of Yorkshire, Med. Arch. Monog, n.5, p127, 1973</p> <p>West Yorkshire Archaeology Advisory Service, Primary Record No 2272, p25 of 64, 2013</p>

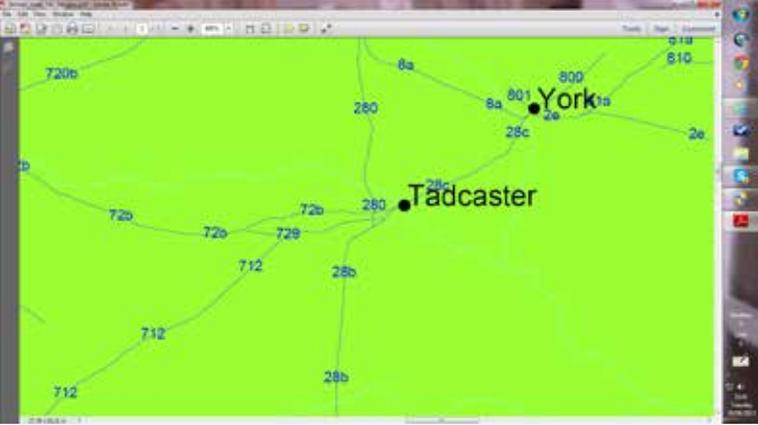
1 Does the feature have a name locally eg building name? If not, a brief description.

2 A more detailed description of the physical form

3 Age, Rarity, Aesthetic Value, Group value (ie a grouping of assets with a clear visual, design or historic relationship), Historic association, Archaeological interest, Designed landscapes, Landmark status, Social or Communal value

Feature name1	Location	Description2	Why is the feature of interest and significance?3 What evidence exists to support the proposed selection?
Pompocali	Between Milner Lane and the Scarcroft Disused Railway, on the boundary of the parishes of Bardsey and Scarcroft.	The site comprises a series of pyramid configured tipping heaps of great size, now grown over and covered in grass, heather and bracken. 18th/19th century quarry site with possible Roman origins.	<p>Pompocali is located on land owned by the Bramhope Estate. A theory regarding the name is based on the Roman name "Pampocali" being present in the seventh century AD Ravenna Cosmography, and the similarity of this to Pompocali has apparently led antiquarian historians to identify this site as one and the same. It should be noted that both Richmond and Crawford believed Pampocalia to be a conflation of the names "Calcaria" i.e. Tadcaster and possibly Leeds "Campodunum, which is the later Roman form for Campodunum (see WY Survey p.158).</p> <p>There are many theories as to the age and purpose of the earthworks. According to RIS (WYAAS) in 2000, the site appears quite clearly to be the remains of quarrying, and although some may superficially be of a defensive nature, they are definitely not Roman in character. The one caveat to dismissing the site as Roman is the fact that it appears on Warburton's 1720 map of Yorkshire as a Roman station. Warburton is known to have stayed with the Leeds antiquarian Thoresby when he was surveying in this area and it is possible that he obtained information from Thoresby. Warburton has Pampocalia at the crossroads of two Roman roads (the east-west 729 and a now unrecognised putative north-south road). The sharpness of the earthworks now on the site would not, probably, have appeared ancient in 1720 (even if they were that old). It may be that there were earthworks present at this date, and this area was subsequently subject to quarrying. There are certainly small quarries present in Hetchell Wood to the north. Its identification as a Roman site of whatever nature must be regarded as tentative and possibly dubious.</p> <p>An alternative point of view is from historian Hazel Hill (nee Green), who was brought up in Scarcroft and undertook a field study of the site as part of a research project. Subsequent to the work she published a paper of her findings and in which further study is recommended. Below is an extract from her paper which makes interesting reading.</p> <p>"The majority of the material of which the earthworks are constructed is of the reddish Permian basal sands. This reddish material can be observed in the lower levels of construction. On the summit of the western bank are cart load-sized mounds of a whiter limey material. This, I suggest, was a later addition of waste from the upper (eastern) Magnesium Limestone quarries. Ground level access for tipping was only from the north east corner. Here on the bridleway, traces of old tracks from the quarries converge. Tipping was on two arcs leaving an oval "arena" within. A central mound - at least at the southern end - was constructed as part of the original design. A low level entrance was built at the south west corner. The question is why, if this was just waste disposal; why wasn't the area just completely filled in and levelled? I feel there must be some purpose for this design.</p> <p>Pyramid tipping is clearly visible throughout the site. Each sloping layer of about one metre depth is overlain by another layer, but kept well back from the edge of the lower layer. This prevents slumping. The best view of this pyramid tipping can be seen from the top of the western arc at the southern end, looking down on to the entrance.</p> <p>Since the original tipping - as shown by areas where pyramid tipping is visible - later additions have been made, material has been relocated, the central mound extended northwards and, most recently, (within the past hundred years), some material has been removed from the site. Worked flints of possibly Mesolithic and Neolithic type have been found in the Milner beck area, near Jubilee Bridge. Drawings of some of these were seen at the West Yorkshire Archive Service in Wakefield (WYAS).</p> <p>A Roman altar has also been found near Milner Beck. Hazel Hill in researching the site did not find any flints there, but she did find two worked flints, close to the Roman road/bridleway, just east of Milner Lane. One is a small button scraper about a centimetre across, showing the curved marks of the bulb of percussion where it was struck, and it has been finely pressure worked on each side. The other is a triangular, broken, but skilfully worked flint, which was possibly an arrow head. They may be of Bronze Age origin.</p> <p>Other items found on a field walk, in the plough soil, close to the bridleway, just NE of Milner Lane were a lump of iron slag, a piece of dark green glass cullet, part of an oyster shell, fossilised wood, a section of clay pipe, a lump of coarse red brick with inclusions and a piece of light coloured mediaeval pot. The first three items could have been of Roman origin, but the last three are of later date.</p> <p>Aerial black and white photos seen at the West Yorkshire Archive Service (WYAS) in Wakefield showed at Grid ref 374421 (to the west of Pompocali), a double ditched enclosure, with an inner enclosure about 30m across and possible structures within, presumably pre-historic, perhaps Bronze age. The photograph was taken in the dry summer of 1985 (copyright). A trace of a circular feature on the domed hill to the north - Grid ref 373424, (which shows on the "Multimap") could have been a related burial site. There is no sign of these on the ground today.</p> <p>In the centuries after the last Ice Age, 12,000 years ago, the bog to the west of Pompocali would have been a small lake on the beck and would, at a much later date, have been a good place to site a settlement, with the chance to catch fish or birds using the open water. This is now silted up, with the beck running along the east side. To the SW side of Pompocali, the beck edge is confined by a low stone built embankment, presumably to prevent the stream water eroding the earthworks. Date unknown, is it contemporary with the earthworks or much later? The OS 1909 map shows traces of a track alongside and to the east of the beck, below the earthworks from Scarcroft Mill to the Ford between Hetchell and Pompocali.</p> <p>Another aerial photo from 1984 (copyright), shows a field at Grid ref 380418 which has many small circular features, with traces of tracks leading SW towards Milner Lane. I think these are probably kiln sites from the lime burning that took place between 1700 and 1850 approx. The lime was used for agricultural use and for mortar using the magnesium limestone quarried from the field close by, just across Milner Lane. It is most probable that similar small circular features in many fields nearby are also lime burning sites. The 1790 Estate map of Scarcroft (by J.Teale), shows field names such as, Far Limekiln Close, Near Limekiln Close, and Kiln Close. The 1851 census for Thorner and Scarcroft gives the occupation of 6 males aged between 26 and 48 years as lime burners. Note that there are no young men employed in this occupation, which probably indicates that the demand is decreasing and the industry declining, perhaps due to cheaper sources.</p> <p>The 1790 Estate map of Scarcroft shows the "Pompocali" field named as "Coney Garth Spring". Pompocali is not mentioned. The symbols on the map indicate that it was covered in trees at that date. The boles of those trees can be seen on Pompocali today - possibly oaks. It is believed that they were cut down in the early 20th century. Why "Coney"? Does this indicate a use as a rabbit warren? There are no signs of rabbits or burrows on Pompocali today. Pompocali was shown as "Pampocalia "on the 1750 Bowen map of Yorkshire and on the OS. 1849 map was shown as "Pompocali - supposed Roman or Danish remains". The site has managed to keep its secrets and proves to be a source of debate.</p> <p>There is very little good reliable information available as to the origins or purpose of Pompocali or indeed whether or not the site justifies such attention by us. We know that it is very old and by its nature and location it lends itself to such speculation. Opinions vary as to the merit or otherwise of the site. It is considered that the range of arguments and speculation that surrounds the site justify some serious investigation by those with the appropriate experience.</p> <p>Sources and sites references</p> <p>Hazel Hill (nee Green), Archaeological Research Paper, Pompocali Environs, published on the Internet, (www.pompocaliandhetchell.co.uk), 2011. and West Yorkshire Archaeology Advisory Service, Historic Environment Record</p>

Feature name ¹	Location	Description ²	Why is the feature of interest and significance? ³ What evidence exists to support the proposed selection?
PN01 Post Office Row (No 1 Woodlands View)	The site is located adjacent to the northbound carriageway of the A58 Wetherby Road to the North of Wood Farm and south of Eversley View; opposite to Woodlands House	Excellent example of later Victorian architecture with a mixture of gothic and colloquial details	<p>Situated within the Scarcroft Conservation Area, these properties were possibly built as workers/servants cottages. From the style of the architecture it would appear that Post Office Row was built sometime around 1860 -1890 (showing some similarity to the details of Beaconsfield Villas). Whilst the buildings are shown on the 1847 OS map (revised in 1936) so is the cricket field but as the club was not formed until 1933 it is possible this was one of the revisions of that map. The row is not shown on the 1854 OS Map of the area but is marked as the location of the Post Office (PO) on the 1893 OS map. This area was at the time considered the heart of the village.</p> <p>The Post Office was at that location at least until the late 1920s early 1930s. This is confirmed in the memoirs of H S Wylie.</p> <p>My other pal was a boy who lived with Mrs Thomson in the cottage beside Beaconsfield Villa. I have an idea that his name was not Thomson. With him I used to go, at dusk, to shut up the hens at the farm beyond Ling Lane (Wood Farm?) and the Post Office on the right hand side of the Wetherby Road, opposite Watson's (The Woodlands).</p> <p>Extract: A history of Scarcroft and Bardsey 1916 -1920 by Harry S Wylie</p> <p>All properties are occupied and appear to be well maintained. There appear to be several extensions and amendments that have been made to the original buildings since they were first built.</p> <p>An often over looked architectural gem with some important design features still intact, this example of higher standard workers accommodation with gardens is an important part of the history and development of Scarcroft and is worthy of protection. Post Office Row has some significance to the social back ground of the village and its demise could reflect the shift of activity away from the country houses a new village centre in the vicinity of the New Inn.</p> <p>There are four cottages on Post Office Row and these were built by the Eversley Estate circa 1830 for farm workers.</p> <p>Cottage 1 which is adjacent to Eversley View, was originally used as a type of warehouse for grain to support the stables attached to the Scarcroft Lodge and then as a store in aid of the then food company opposite.</p> <p>Cottage 2 was the original Post Office, that ceased trading during the nineteen fifties and the business moved to a premises next to the New Inn. Of the four cottages, number 2 could have the lead, in terms of the contribution that the row offers to design completeness of central area of the village.</p> <p>Cottage number 4 which is at the end of the row has a little more land attached to it</p> <p>The architecture of the four cottages is complementary in terms of design and aesthetic appeal to the neo-classical style of Scarcroft Lodge.</p> <p>Nos 2-4 are identified as positive buildings in the draft CAAMP. There are no obvious detracting features to distinguish Cottage 1 from the other three cottages and thus to explain its 'non-positive building' status. They all have the same aesthetic and architectural value as each other.</p> <p>Sources and sites references</p> <p>Wylie H.S. A history of Scarcroft and Bardsey 1916 -1920, pamphlet by author, no date</p> <p>P C Thompson (Parish Councillor), June 2013</p> <p>Maps Available from:</p> <p>Internet www._plandocs.leeds.gov.uk_WAM_doc_Drawing-431991.pdf</p> <p>Ordnance Survey® Historical Mapping Extract www.centremapslive.com</p> <p>(NB is there some specific information on No4 that can be provided?)</p>

Feature name ¹	Location	Description ²	Why is the feature of interest and significance? ³ What evidence exists to support the proposed selection?
Roman Roads 72b and 729	<p>72b - in the north of the parish; northeast from Bracken Park Lodge, across the golf course to Wetherby Road, then along the parish boundary.</p> <p>729 - in the south of the parish: east from vicinity of Brandon Lane to Wetherby Road and Fishponds</p>	Clearly documented Roman roads, extant/visible at various points along their routes	<p>An important Roman road from Verbeia (Ilkley) to Evbracvm (York) via Adel and Calcaria (Tadcaster) did a strange thing when it passed through Scarcroft - it split into two only to re-join again closer to its destination. The roads are clearly marked on the Ordnance Survey Map of Roman Roads and what remaining indications exist is shown on the present day OS map. Two roads embraced the village and a third going to Mamvcvm (Manchester) from Calcaria (Tadcaster) and Evbracvm (York) appeared to split from the Calcaria - Verbeia (Ilkley) road within or close to our boundary. A further map exists (below) which numbers the roads and appears to show another road dissecting the recorded ones.</p>  <p>The 'aggar' (the raised section of the roads typical of Roman construction) is visible in certain sections of 729 as in the field at Wood Farm. It is clearly visible from the top deck of the bus. These roads are clearly of huge importance to the village as the earliest indication of civilisation. What exists of these remains must be preserved for future research to answer questions about the use and their historical context.</p> <p>There are several unanswered questions regarding the roads that warrant further research. When were the roads built? Why two or three roads? Troop movements on the northern branch (72b) might have been visible from a great distance to the north but the southern road (729) would be hidden. Is the proximity of Pompcali a red herring or did the Romans quarry stone there and use the northern road to transport it to the 'main' southern east-west road? It is interesting there is reference to a quarry adjacent to Beacon Hill House which itself is adjacent to the southern branch of the road.</p> <p>Sources and sites references</p> <p>Ordnance Survey Publications Internet www.keithbriggs.info/images/Roman_roads_NG_all.pdf Adam Parker, Curatorial Assistant (Archaeology) York Museums</p>

Feature name ¹	Location	Description ²	Why is the feature of interest and significance? ³ What evidence exists to support the proposed selection?
Scarcroft Water Mill	Between Pompcali and Moat Hall	Ruins of water mill, together with related buildings and structures	<p>The Mill and related buildings are now in a state of ruin, situated on land owned by the Bramham Park Estate. They were built in 1810 and remained in active use until the early 1970s.</p> <p>The mill was powered by water that was transferred from the Thorne fish pond that had been formed by damming the Scarcroft beck. The fish pond had been fitted with a sluice gate to provide a head of water to the mill. The water passed along open purpose-built gullies known as "races" and along tunnels that in time became part of the passing rail embankments. The close proximity of the Mill to Moat Hall has suggested to some historians that there may originally have been a medieval manorial corn mill on the site.</p> <p>According to a Warwick Bartle in 2011, the mill was still water powered in 1945. Then the mill was electrified and the retention wall on the Hetchell dam blown up to drain the dam and remove a potential hazard to the public. However, contra to Warwick Bartle, P C Thompson a past Chairman of Scarcroft Parish Council, and a long-time resident of Scarcroft Village, is of the opinion that the mill was only ever powered by water. Furthermore, he remembers Hector Mawson, who according to P C Thompson, worked with his brothers at Bardsey Mill which was an electrically driven mill. In other words it could be that Warwick Bartle has mistaken one mill for another.</p> <p>In the mid to late 1970s the building were abandoned and around 1979 or so, the buildings were sold in aid of stone. The mill was demolished in 1982 due to its dangerous condition.</p> <p>The site is now an over grown ruin. It can still be seen where buildings existed and there are still traces of the tunnels and race ways which channelled water to power the mill. The mill buildings no longer exist but remains of the adjacent farm buildings still stand. Few mills of this type still exist at all and it would be of benefit to the culture of the village if the land owner were to preserve it for the future as a testament of its past rural significance.</p> <p>Sources and sites references</p> <p>Comment page, Warwick Bartle, from Hazel Hill (nee Green), Archaeological Research Paper, Pompcali Environs, published on the Internet, 2011, West Yorkshire Archaeology Advisory Service, Primary Record No 2829, 2013 P C Thompson (Parish Councillor). D Cross, Scarcroft Parish Historian Old newspaper cuttings.</p>

Appendix 6 SCARCROFT CHARACTER AREA ASSESSMENT

Scarcroft Character Area assessment

Introduction

Scarcroft is a desirable village positioned to the north east of Leeds. The village is based around the historic linear settlement set either side of the A58. This Character Assessment relates to the following character areas (as shown on the Character Assessment Map):

- Ling Lane character area
- Scarcroft village character area
- Conservation Area character area
- Scarcroft Hill character area

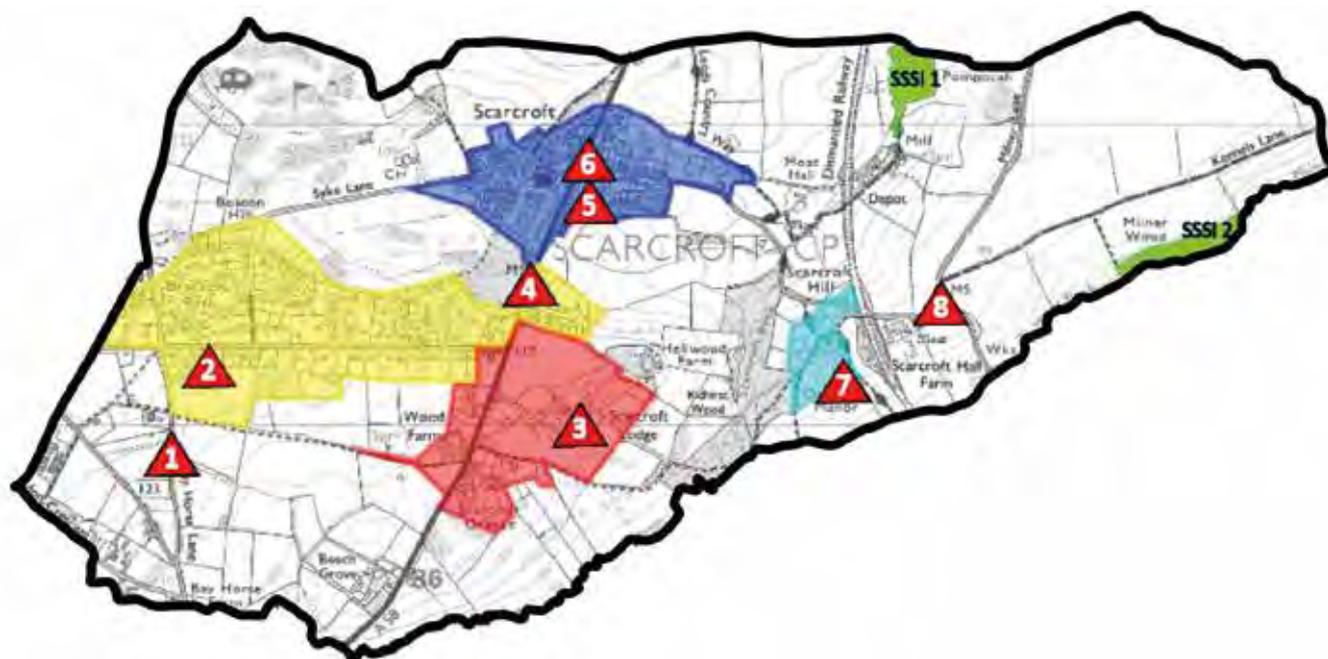
The remainder of the parish is countryside in mixed uses, including golf course, historic woodland and both arable and grazing farmland.

Relevant designations

The parish of Scarcroft contains certain key heritage features and assets that enjoy protection under the existing statutory and planning policy framework, including the following:

- Part of the parish is protected by a Conservation Area (as shown on the Conservation Area Map)
- There are eight listed buildings within the parish of Scarcroft, all of which are Grade II listed and are afforded special statutory protection.
- There are two Sites of Scientific Interest, which cross the parish boundary – Hetchell Wood and Norwood Bottoms.
- The surrounding countryside is designated as a Special Landscape Area, which is protected by local policy.
- The Green Belt is wrapped tightly around the village, which means inappropriate development is not allowed unless in very special circumstances.
- There are a number of public footpaths and other rights of way in and around the parish.

Character Assessment Map



Character Area



Site of Special Scientific Interest (SSSI)

- SSSI 1** Hetchell Wood
- SSSI 2** Norwood Bottoms

Listed Building

- Milepost at NGR 351409
- Beacon Hill
- Scarcroft Lodge (Yorkshire Electricity Board)
- Milestone approximately 20 metres south of Scarcroft village
- High Gables
- Scarcroft Toll Bar at junction with Wetherby Road
- Oaklands Manor
- Milestone at junction with Thorne Lane

Village history and evolution

Scarcroft is a significant historical settlement, with a long history and early Medieval origins. The village originated as an isolated agricultural community, which developed into a more gentrified location throughout the 18th and 19th centuries, with movement of Scarcroft away from its historical core to around the main toll road, which led into Leeds. Imposing historic buildings including Scarcroft Manor, Scarcroft Lodge and Scarcroft Grange all emphasise the high quality building that was taking place in Scarcroft at this time.

The rural setting enables Scarcroft to retain the character of an isolated village, with the benefit of key views into open countryside. Various forms and styles of architecture, including large detached villas and historic farm buildings, highlight Scarcroft as a settlement with a long and varied history. The fact that farming is not as widely practised within the village as it once was does not detract from the natural feel and rural character of the village area that has made it such an attractive residential location to the wealthy of Leeds.



Views of Ling Lane character area

Ling Lane Character Area

Layout

The main point of focus within the Ling Lane character area is Ling Lane itself. Ling Lane is a tree lined, long straight road, which is bordered by a number of York stone walls.

A series of estate roads leading off the main arterial Ling Lane and incorporating the residential area known as Bracken Park.

Roads, routes and movement

Ling Lane bounds the area to the south, Syke Lane to the north. Syke Lane bisects Scarcroft Golf Course. Ling Lane leads out of the parish to the west.

Buildings and architecture

Ling Lane is dominated by large detached dwellings with exceptionally generous frontages. There is no one dominant style and few period buildings remain with the exception of the recently renovated Beacon Hill, a grade II listed house and coach house, of early/mid C19 date, in a Tudor revival style. Both buildings are constructed of varieties of sandstone including Spofforth red sandstone and gritstone. Roofs are of blue slate. The house describes an uneven U shape with a front range facing south. The west wing is set back, forming

a separate, though joined, block. The east wing extends back to link with the coach house to the north, with several smaller elements extending into the rear courtyard. The coach house faces south into the courtyard, forming a fourth side. The chimney stacks on the house are mostly tall, diagonally set with flared tops, and the windows are all multi-paned in wooden frames, with a variety of stone mullions and transoms and sashes.

Trees and planting

The whole area is very green, with long roadside verges, mature street trees and bounded on 2 sides by open agricultural lane and a third side by a well-landscaped golf course.

Boundary treatments and streetscape

Stone walls predominant along Ling Lane with subsidiary estate roads typically more open.

Listed buildings within the character area

- Beacon Hill – Grade II listed (2)
- Milestone approximately 20 metres south of Scarcroft village (4) - Grade II listed



Views of Scarcroft village character area

Scarcroft Village Character Area

Topography & layout

Valley bottom village community located on either side of the busy A58 Leeds-Harrogate road. The village is set out as a series of residential estates leading off the main arterial road and Syke Lane that is the primary cross road in the area.

Roads, routes and movement

Syke Lane runs east-west across and out of the area. The A58 runs north-south. Subsidiary estate roads lead off as cul-de-sacs.

Buildings and architecture

The New Inn, located on the main A58 arterial route, dominates the surroundings and is a popular venue with locals and visitors alike. Adjacent and next to a red telephone box, is a GR red post box with the original holder for a "Post office" sign intact on its top.

Other houses are a mixture of styles as the area has developed through the Twentieth Century. The majority are detached residences, slate roofing with more modern developments having red pantiles as the main roofing materials.

Trees and planting

The built up area is well planted with street trees and generally large gardens provide a very green setting to the village. The area is bounded by mature trees on all sides providing a clear boundary with the surrounding countryside.

Boundary treatments and streetscape

Along the main road, wooden fencing provides the primary boundary treatment. Subsidiary estate roads show a mixture of low stone walls and hedgerows, alongside open front gardens.

Listed buildings within the character area

- High Gables - Grade II listed (5)
- Scarcroft Toll Bar at junction with Wetherby Road Grade II listed (6)



Views of Conservation Area character area

Conservation Area Character Area

The Scarcroft Conservation Area was first designated on 21st March 1975. It was designated in order to protect Scarcroft's special architectural and historical interest whilst controlling future development within the area. The character area is limited to the boundaries of the existing Conservation Area (see Conservation Area map below).

Topography

The geology of the Conservation Area is dominated by rough rock formation, sandstone and lower coal measures. Coursed millstone provides the dominant build material within the conservation area. Local seams of coal lie on or very close to the surface. This and the stone were exploited for many centuries by small surface-worked mines and quarries in the local area.

The surrounding landscape can be characterised as gently undulating farmland, with shallow but enclosed valleys.

Roads, routes and movement

The A58 runs through part of the Conservation Area. Where present, wide grass verges and planting along the road enhance the natural character of the area.

Buildings and architecture

The majority of the buildings in the area are architecturally driven 19th Century properties. There is little uniformity and each property is styled independently.

The most notable building within the character area is Scarcroft Lodge. This is a Grade II listed mansion house built

in c.1830 with later 19th and 20th Century additions. This and other high status houses were likely built to take advantage of the improved toll-road links of the 1820s and the unspoilt rural setting, whilst still remaining within a commutable distance to Leeds.

There are a number of two storey dwellings with regular fenestration. The majority of dwellings are built in sandstone and millstone grit. Many roofs are tiled with Welsh Slate although other more modern materials are also used. Some historic buildings feature stone slate.

Trees and planting

There are areas of mature trees, which form the setting of the character area.

Boundary treatments and streetscape

There is a consistent use of stone boundary walls running throughout the Conservation Area. Many of the boundary walls are built from sandstone. There are many properties, which are located on the back-of-pavement, which create enclosed spaces and a strong streetscape.

Landscape character

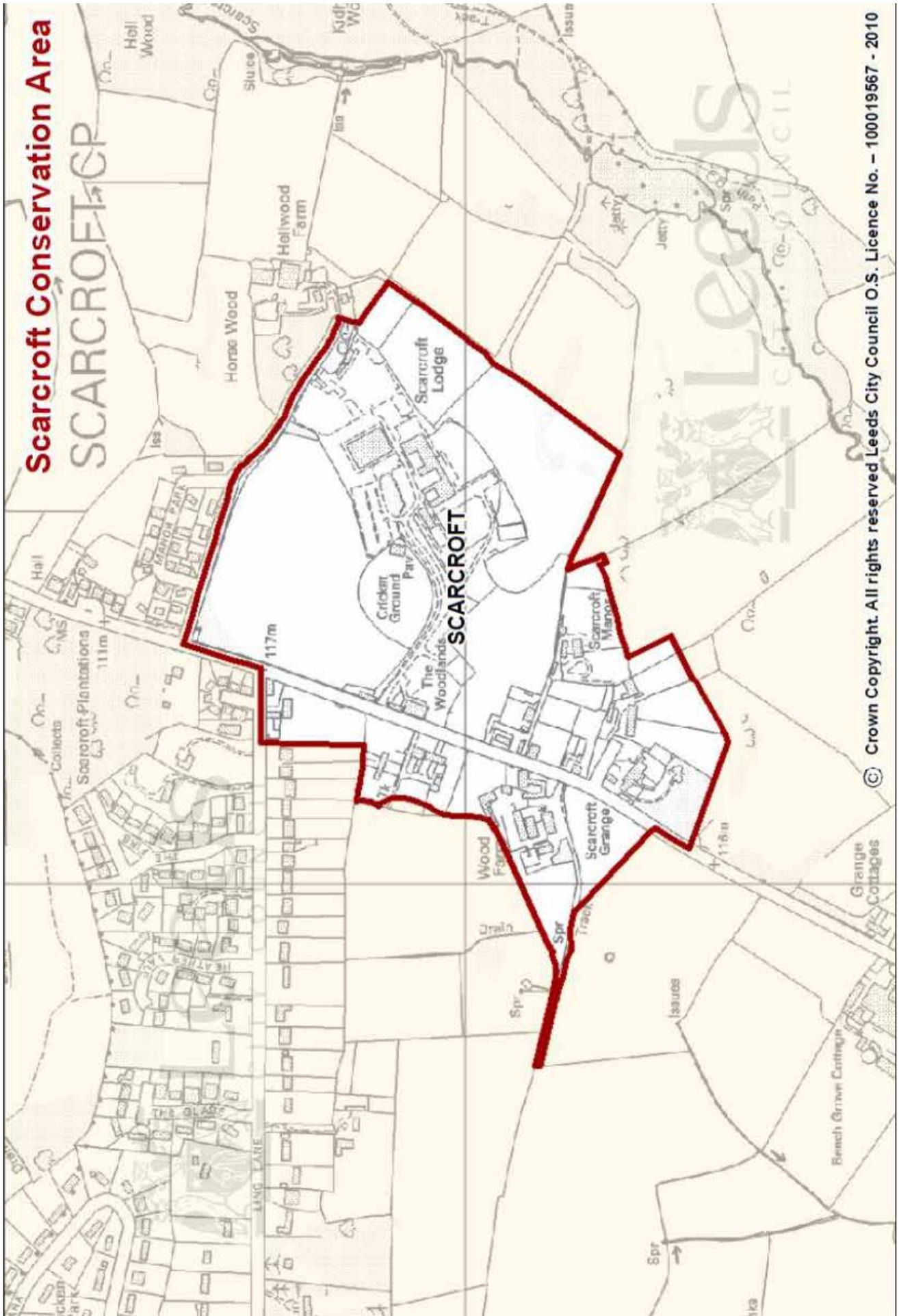
Mature trees, stone boundary walls and views into open rural green space create a strong landscape character.

Listed buildings within the character area

- Scarcroft Lodge (Yorkshire Electricity Board)
Grade II listed (3)

Scarcroft Conservation Area

SCARCROFT CP



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Views of Scarcroft Hill character area

Scarcroft Hill Character Area

Topography

Small hill top group of farm and estate buildings, bounded by the former railway line.

Roads, routes and movement

Thorner Lane traverses the area, joining Scarcroft village with Thorner, Wothersome and Bramham. The railway line provides a further off road link to the north of the parish and onwards to neighbouring Bardsey.

Buildings and architecture

Farm buildings, stables and larger estate house, all in private land with no public access. The buildings are built of Yorkshire gritstone predominant with blue slate roofing. The area contains formal gardens as well as surrounded by grazing land. Oaklands Manor Grade II listed (7).

Oaklands Manor

Oaklands Manor dates back to 1837 when work started on constructing a retirement home for Alderman Walker, a local wine and brandy merchant. In typical Georgian style, ornate ceilings and lavish decorations were the order of the day, the exterior being built with dressed stone and having an imposing elevation with a stone portico on fluted columns. Work was finally completed in 1844, the magnificent building being known at that time as Scarcroft Hill House.

TOPS Limited bought the manor and extensive grounds in 1970 and proceeded to auction off the lake, fish pond, gatehouses and cottages. Stonehouse advertising bought the property from them in 1977 and spent money on improving the once gracious internal decorations.

The company sold the property to Tenhill Computer systems in 1984. Much of the parkland which had previously been auctioned off was repurchased and the gardens landscaped and planted with numerous shrubs. Substantial investment was made in renovating the building to its former glory. A fine example is the imposing Corinthian columned entrance hall.



Ornate plaster ceilings are to be found throughout the house. Of particular interest is the elaborate dentil and medallion cornice in what was one of the spacious front offices. The derelict Coach House was also converted in the same Georgian style.

A property development company bought the manor in 2005 and applied for planning permission to develop the site into flats. After delays with the planning approval for the flats the property was put back onto the market and was bought in September when the Manor, after extensive restoration, once again became a family home. English Heritage award the house a Grade 2 listed building certificate.

Oaklands Manor has under gone extensive restoration and is considered to be in excellent condition. The architectural merit of this house is noteworthy due largely to the excellent condition of plaster work and decoration and is representative of Neo- Classical residences of that period.

Landscape character

Typical hill top landscape with stone walls bounding the roads, mature hedgerows forming field boundaries and interspersed with wooded copses.

Appendix 6 - Public Rights of Way

Parish area	Footpaths %	Bridleways%	Byways %
Aberford	66	34	0
Aireborough	81	19	0
Arthington	40	26	34
Austhorpe	37	62	0
Bardsey	58	42	0
Barwick	70	27	3
Boston Spa	83	17	0
Bramham	100	0	0
Bramhope	92	8	0
Carlton	71	29	0
Clifford	100	0	0
Collingham	73	24	3
East Keswick	71	29	0
Garforth	67	33	0
Great and Little Preston	90	10	0
Harewood	40	60	0
Horsforth	92	8	0
*Kearby with Netherby	N/A	N/A	N/A
Ledsham	84	17	0
Ledston	88	12	0
Leeds (Def area)	81	18	1
Lotherton	100	0	0
Micklefield	90	10	0
Morley	97	2	1
Otley	77	20	3
Parlington	48	52	0
Pool	100	0	0
Pudsey	78	20	2
Rothwell	74	26	0
Scarcroft	79	21	0
*Spensborough	N/A	N/A	N/A
*Stanley	N/A	N/A	N/A
Sturton Grange	100	0	0
Swillington	79	21	0
Thorner	74	26	0
Thorp Arch	100	0	0
Walton	0	0	0
Wetherby	49	51	0
Wothersome	0	100	0
Leeds Metropolitan District	79	21	1

Parish area	Footpaths		Bridleways		Byways		Total	
	Miles	Km	Miles	Km	Miles	Km	Miles	Km
Leeds	389.70	624.71	101.88	165.05	5.49	8.87	497.07	798.63
Scarcroft	3.31	5.33	.86	1.38	-	-	4.17	67.10

Appendix 7 COMMUNITY FACILITIES IN SCARCROFT

Community Facilities In Scarcroft

Scarcroft Village Hall

Scarcroft Village Hall is one of the only community-run facilities in the village, catering for local need. It hosts a number of weekly and monthly classes and events, including:

- Exercise classes (Zumba, Pilates, Karate and adult fitness);
- Dog training classes;
- Women's Institute;
- Parent and toddler groups;
- Scarcroft Parish Council monthly meetings plus AGM;
- Meetings of the Parish Council's Neighbourhood Plan Group;
- Meetings of the Playground Development Group.

It is also used for private parties (including weddings, christenings and Bar Mitzvah's) and as a local polling station on a regular basis.

Scarcroft Cricket Club

Scarcroft Cricket Club has a long history in the village. It has an active adult team and more recently has started under 9's and under 11's teams.

Scarcroft Golf Club

Founded in 1937 and has become one of the premier golfing venues in West Yorkshire. A Course of 6,500 yards is located in a magnificent parkland setting, with all the facilities you would expect from a top quality club. The club welcomes, ladies, gentlemen and junior - hosting regular competitions and league matches. The club hosted its first County Competition in 1938. They have a busy and varied social calendar catering for the needs of all members, with some 30 events taking place during the year.

The New Inn Public House

Dating back to 1852, The New Inn (which was formerly known as The Bracken Fox) was originally owned by a twenty six year old farmer and innkeeper named William Wrigglesworth. The present building is a 1930's roadhouse which was built adjacent to the site of the older New Inn, this more modern building had its own brew house which served the pub until a few years ago.

A country pub oozing rural charm and rustic character, in picturesque surroundings providing the perfect backdrop for savouring the hearty, seasonal pub-food on the menu and the carefully nurtured cask ales and fine wines gracing the bar. The venue is well used by locals and through traffic via the A58.

The pub hosts regular events and entertainment evenings including the annual Christmas light switch on and carol service. It is open 7 days a week for food and drink.



Scarcroft
Neighbourhood
Development Plan