

# Adel Neighbourhood Plan

Valid to 31 December 2033

Document produced by Adel Neighbourhood Forum  
Submission version - September 2023

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# Foreword



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## About this Document

Neighbourhood Plans form part of the planning system and were introduced by the Government under the Localism Act 2011 to allow communities to develop a shared vision for how their local area should evolve and grow. They offer the opportunity to influence the type, scale and location of new development, and to help protect existing community and landscape assets.

The Adel Neighbourhood Plan is a statement to Leeds City Council and prospective developers of the views of residents and others with an interest in Adel, setting out clear and concise policies against which all future development within Adel should be assessed, and communicating the key aspirations and desires of the local community.

The aim of the Plan is, first, to protect what we already have: Adel's green spaces, high quality housing, historic areas and character. Secondly, we hope that it will also be used to improve the area rather than just maintain it. While many would prefer that no further significant development takes place within Adel, we have to recognise that this is not realistic as Leeds City Council has to deliver against its housing targets and Adel will inevitably have to play a part within that. What we can fight for though is high quality development, which is spacious, sympathetic to the local character, well designed and which also addresses issues which are becoming more prominent such as energy efficiency, sustainability and removing barriers to increased walking and cycling.

Finally, we would like to thank everyone who has assisted in the production of this Plan or who has given their input as part of the numerous consultation exercises that have taken place to help the Adel Neighbourhood Forum (which has been responsible for producing it) bring all the ideas together.

Jeremy Emmott and Clive Hudson

Co-Chairs

Adel Neighbourhood Forum

# Introduction



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## About Neighbourhood Plans

**1.1** In 2011 the Localism Act came into force, enabling communities in England to take the lead in planning how their own neighbourhoods will develop. It provides communities with the power to influence the planning of the area in which they live and/or work, by offering the opportunity to prepare a set of planning policies to inform the location, type and appearance of new development in their local area.

These policies, which collectively form the core content of the Neighbourhood Plan, will then be used by the local planning authority (which, in the case of Adel, is Leeds City Council) when determining planning applications for development within the Neighbourhood Plan area.

**1.2** Many communities around the country have seized the opportunity to develop a neighbourhood plan, realising the possibilities it presents to help shape the future of their local area through a shared vision, and to ensure that their development needs are met in the most sustainable and appropriate manner.

Adel Neighbourhood Forum believe that neighbourhood planning can be an effective tool in ensuring that the future development of Adel meets the needs and aspirations of the local community, whilst respecting and responding to the existing qualities and assets of the designated Neighbourhood Plan area. Having a Neighbourhood Plan approved will give real substance to local residents' views.

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## Neighbourhood Forum and Area Designation

**1.3** Neighbourhood Forums are community groups that are designated to take forward neighbourhood planning in areas without parishes. It is the role of the local planning authority to agree the Neighbourhood Forum for the neighbourhood area.

In 2012 members of the Adel Association, a local community group which seeks to represent all residents and businesses from the Adel community, established a Neighbourhood Planning Steering Group to progress the establishment of the Adel Neighbourhood Forum and the production of a Neighbourhood Plan for the Adel area.

# Introduction



**1.4** Adel Neighbourhood Forum formally applied to Leeds City Council to be the designated body to produce the Neighbourhood Plan on 9 December 2013.

Leeds City Council confirmed the designation of Adel Neighbourhood Forum on 3rd April 2014, making it the first non-Parish Council in the Leeds City Council area to receive such a designation.

The designation expires after five years so in early 2019 the Forum applied to be re-designated and the re-designation (for a further five year period) was confirmed on 15 July 2019.

**1.5** Prior to the formal designation of the Adel Neighbourhood Forum, an application was made to designate the Neighbourhood Area for Adel, and this boundary was agreed by Leeds City Council on 6th November 2013 following considerable discussion with the Adel Neighbourhood Steering Group, Adel and Wharfedale ward members, Weetwood ward members, the wider community and neighbouring parish councils.

The designated area, which is shown in Figure 1, has tried to follow the historic Adel parish boundary except where this has crossed into a neighbouring parish or ward boundaries.

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## Neighbourhood Plan Preparation Process

**1.6** Since designation of the Neighbourhood Area and Forum, Adel Neighbourhood Forum have been working hard to develop a Neighbourhood Plan that will have real influence and which can successfully respond to the unique circumstances and challenges faced by Adel over the coming years.

**1.7** From the very outset of this plan preparation process, Adel Neighbourhood Forum recognised that consultation with local residents and businesses was key to developing a successful and effective neighbourhood plan.

Therefore, though the preparation of the Neighbourhood Plan has been led by Adel Neighbourhood Forum, its content has been primarily informed by the opinions and feedback received from a series of public consultation events

# Introduction



(see the separate Consultation Statement document which is available alongside this Plan).

**1.8** In addition to reflecting local opinions and aspirations, neighbourhood plans are also required to be supported by relevant evidence – facts, figures, data, statistics, and research.

Therefore, as part of the plan preparation process, the Neighbourhood Forum have also undertaken an extensive review of existing available evidence, including an analysis of the local population profile and socio-economic statistics, a review of planning policy and evidence base documents, including relevant Leeds City Council reports and documentation.

Where gaps in evidence have been identified, the Forum have sought to fill these through undertaking their own research or by commissioning bespoke studies by external specialists.

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## Regulation 14 Consultation

**1.9** The culmination of the above community consultation and research is this Neighbourhood Plan for Adel.

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## Expiry

**1.10** This Neighbourhood Plan will remain in force until 31 December 2033 or, if earlier, until it is superseded by a revised Plan.



# Introduction

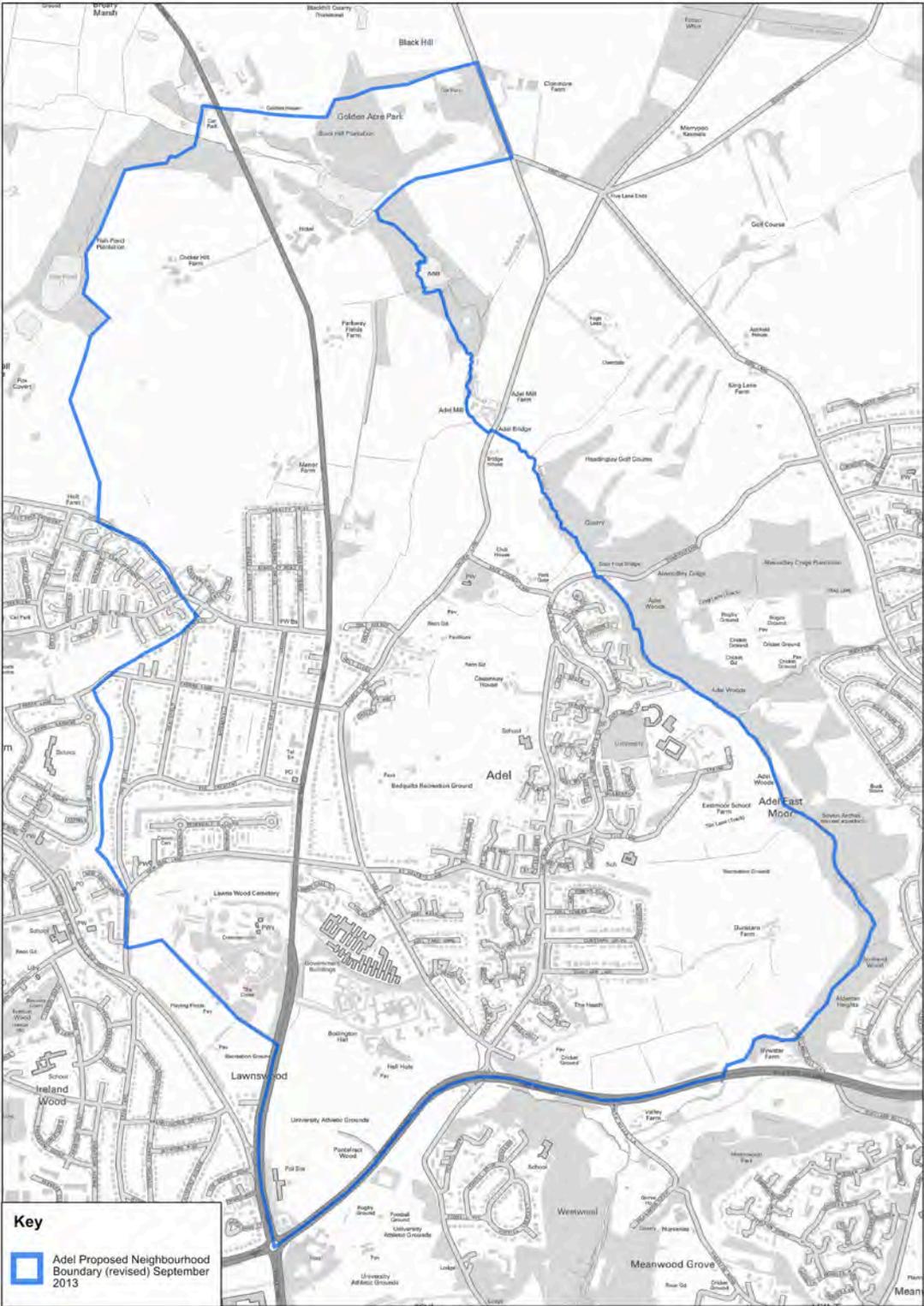


Figure 1 - Adel Neighbourhood Plan Area

# The Neighbourhood Area



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## Location and Setting

**2.1** Adel is situated on the A660 between Leeds and Otley in West Yorkshire. It is 5 miles north west of the centre of Leeds, 6 miles from Otley, 23 miles from York and 3 miles from Leeds - Bradford International Airport.

Once an isolated and extensive rural parish, Adel is now a distinctive part of the north-western edge of the City of Leeds.

Importantly, despite now forming part of the city's outer extents, Adel has managed to retain much of its historic identity and traditional village character, the unique qualities of which help to set the locality apart and make it distinct from the wider urban setting.

**2.2** Open countryside is never far away in Adel; indeed, much of the Neighbourhood Area is formed of open fields or swathes of woodland. Green Belt countryside lies to the north and east, whilst the wooded valley of Adel Beck forms the eastern and southern boundary of Adel.

Access to these various green and natural landscapes is facilitated by a generous network of footpaths and bridleways, which link through to the wider countryside and to a number of strategic public rights of way, including the Dales & Ebor Way footpaths, Leeds Country Way and the Meanwood Valley Trail. The Yorkshire Dales National Park is also within easy reach.

**2.3** Adel is nearly 500 feet (150 m) above sea level. It displays a gently undulating topography at its northern end. The historic core and most of the area's residential land sits upon a plateau, from which the land-form dips away at the north and eastern boundaries associated with the wooded valley corridor.

This sloping topography combines with the wider green setting to create numerous attractive long views out from Adel towards the surrounding countryside and wooded landscape.

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## Adel Neighbourhood Design Statement

**2.4** The Adel Neighbourhood Design Statement (Adel NDS) was prepared in 2006 to give 'Design and Planning Guidance for residents and developers'. Although there

# The Neighbourhood Area



Figure 2 - Location of Adel

# The Neighbourhood Area



have been a number of large scale developments in the area since the Adel NDS was produced it remains an excellent guide to the geography, architecture and history of Adel.

The Adel NDS provides the background information and context on which the policies in the Neighbourhood Plan have been developed and the two documents should be read in conjunction with each other. A copy of the Adel NDS is included in the Neighbourhood Plan as Appendix 1.

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## Population and Housing Profile

The figures in this section (and the more detailed age profiles on page 64 of this document) are based on the 2021 national census. Because the census reporting boundaries do not align precisely with the boundary of the Adel Neighbourhood Area, some adjustment has had to be made by the Council's Intelligence and Policy Service to derive these figures.

**2.5** Adel is a community of 7,255 residents. 2,096 (28.9%) are aged over 60 in contrast with Leeds as a whole, which has 20.6% of residents in this age group. 1,580 of the residents are aged 19 and under (21.8%) compared to 24.2% in Leeds as a whole.

**2.6** There are 3,018 households in Adel of which 79.8% live in a house or bungalow and 20.2% in a flat or maisonette. Large houses predominate in the area with



# The Neighbourhood Area



51.6% having 4 or more bedrooms compared to 20.2% across Leeds.

**2.7** Percentage-wise compared to the whole of Leeds Adel has similar numbers of young children (under 16) and middle age adults, but fewer young adults and more older adults (over 65). There is also a far higher proportion of large houses (more than double) compared to smaller ones which might be suitable as starter homes or similar.

This supports the local view that the housing supply in the area is unbalanced and that any new developments in the area should be biased towards smaller, more affordable properties (which would allow younger adults to buy here) and bungalows or other properties suitable for older residents who no longer need a large house but who do not wish to move away from the area they have lived in for many years.

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## Facilities and Services

**2.8** Contributing significantly to Adel's self-contained character are approximately 40 services, businesses and organisations to be found within the area. These include a pharmacist, dentist and a number of health related organisations.

It has the features characteristic of village life through its two excellent primary schools and a Sports and Social Club with varied offerings such as archery, badminton, bowls, bridge, cricket, drama, football, hockey, lacrosse, snooker, squash and tennis. The oldest Golf Club in Leeds is also based in Adel.

There are four active churches, a funeral director and three cemeteries. It contains four thriving community centres which house social, educational and vocational activities.

It has a number of local shops including a post office. The night time economy is served by a hotel, restaurants, pub and the Sports and Social Club.

**2.9** These local shops and community facilities are a key ingredient of what makes Adel such a great place for

# The Neighbourhood Area



people to live, offering residents key services on their doorstep and fostering stronger community relations.

Proposals within the Adel Shopping Parades (as shown in Figure 21) that respect the character of Adel and diversify and enhance the range of local shops, services and facilities and increase viability of the parades will be encouraged. Suitable access arrangements will be essential together with safeguards on noise, smells and disturbances.

Similarly, improvements to existing community facilities could be progressed to facilitate the provision of a greater variety of social, educational, recreation and leisure activities for the local population.

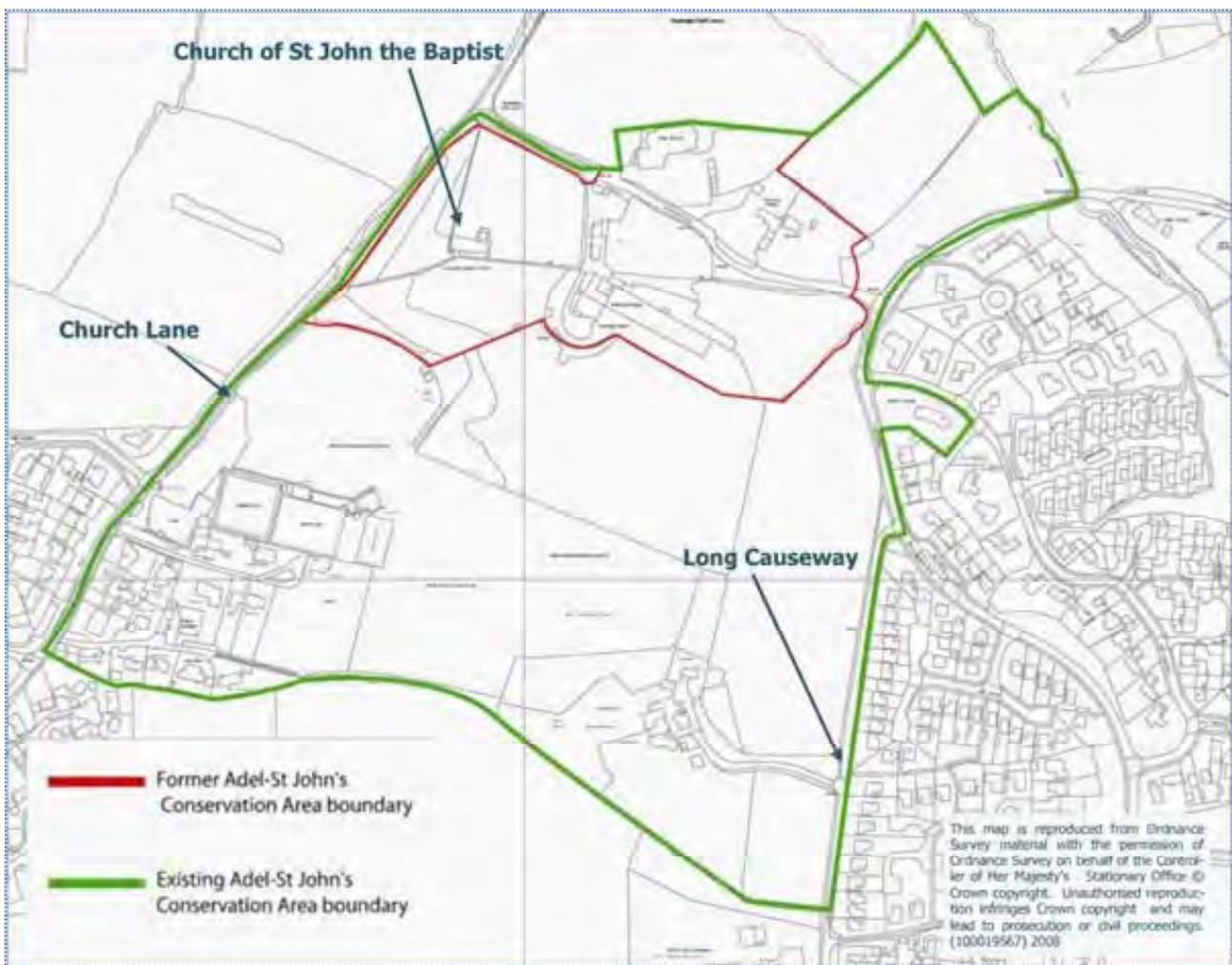


Figure 3 - Adel-St. John's Conservation Area boundary

# The Neighbourhood Area



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## Character and Appearance

**2.10** Adel's character and appearance stem from its history, its rich variety of quality housing, the high proportion of substantial landscaped gardens, extensive grass verges and all interspersed with green spaces.

**2.11** Adel is located within a rich historic landscape which goes back to Roman times and which is described in more detail in [Leeds City Council's Conservation Area Appraisal and Management Plan](#), a copy of which is incorporated as Appendix 7 to this document, and also in Appendix C on pages 52 to 55 in the Adel NDS (Appendix 1 in this document). Its proximity to open countryside with accessible green open spaces is one of the characteristics which defines it.

The importance of this landscape has been recognised by Leeds City Council with much of it designated as 'Special Landscape Area' as a result of which its character and appearance both enjoy protection against unsympathetic development.

It is also designated as Green Belt and Green Infrastructure in the Council's Core Strategy.

A landscape appraisal, commissioned by the Neighbourhood Forum, has provided more up-to-date and detailed information on the localised character of this landscape. This appraisal recognises the importance of Adel's high level of tree cover and identifies specific landscape areas for further protection. See Appendix 3 - Landscape Character Assessment.

**2.12** This green and wooded character also filters into Adel's built context, where multiple open spaces, many containing mature planting, are linked by tree-lined streets, edged with grass verges. In addition, many private properties benefit from large landscaped gardens, which further contribute to the green and leafy character of Adel.

**2.13** Within this encompassing landscape, and indeed within the built-up area of Adel, there is much of intrinsic nature conservation value. Adel has one Site of Special Scientific Interest (SSSI), Breary Marsh, which is an area of Lowland Fen that is also a UK Priority Habitat.

# The Neighbourhood Area



There are two Sites of Ecological Importance at Adel Dam / Golden Acre Park and Meanwood Valley, both of which are situated along the wooded valley of Adel Beck.

The majority of the Meanwood Valley is designated as a Local Nature Reserve and is made up of a number of UK Priority Habitats including Deciduous Woodland, Purple Moor Grass and Rush Pasture, Lowland Meadows and Ancient Replanted Woodland.

Further information about these areas can be found on pages 38 to 40 in the Adel NDS in Appendix 1.

**2.14** Adel's attractive landscape setting and natural assets are complemented by a particularly rich and well-preserved built heritage. The history of Adel goes back at least to Roman times. The route of the Roman road from Ribchester to York passes just south of Golden Acre Park and the remains of a Roman fort and associated Romano-British settlement lie under fields off Eccup Lane.

Adel's oldest surviving building is the church which served a parish of scattered farms and cottages extending as far north as the River Wharfe. Much of Adel's central core enjoys conservation area status under the Adel-St John's Conservation Area designation, which covers the 12th century Church of St John the Baptist, which is in itself Grade I listed, and its associated former rectory and the various farmhouses and cottages.

It also includes several areas of open green space, which act as an important buffer zone between the conservation area and open farmland.



# The Neighbourhood Area



The concentration of historic buildings, around one of Leeds' most historic structures (the church) makes for a conservation area of not only special historic, but also special architectural interest.

Further information about the early history of Adel can be found on pages 52 to 55 in the Adel NDS in Appendix 1.

**2.15** The Adel-St John's Conservation Area was first designated in 1974, before having its boundaries reviewed and extended in 2009 (see Figure 3 and also the Appraisal and Management Plan which is included in this document as Appendix 7). However, the designation still currently excludes the land on the opposite side of Church Lane (east of Adel Beck), which is comprised of undulating pastoral farmland and is an important component of the Church of St John the Baptist's wider setting.

The open character of this land greatly enhances the outstanding qualities of the Church and its churchyard through the tranquility of the landscape and the long distance views, particularly to the west and north.

Detailed planning consent for housing was granted in 2020 on land opposite Adel Church and to the west of Adel Beck and, as at the time of writing, building work is well under way. This has reduced the value of the long distance views from the Church but it is important to retain what is still left - the fields to the east of Adel Beck.

This area is designated as Local Green Space within this Neighbourhood Plan, in order to preserve the peaceful rural scene presented by this landscape setting and to protect its important contribution towards the setting of the Church. The Neighbourhood Forum will take whatever steps are available to ensure this remains an open green space.



**2.16** Outside of the Conservation Area, Adel displays a great variety of architectural styles and built forms. A few of Adel's old farms and cottages have survived, notable examples being St Helen's Cottage, Glebe Cottage and Adel Mill (the latter situated just outside the Plan area but generally considered to be part of Adel).

# The Neighbourhood Area



In Victorian times some farms were gentrified into grander houses, with examples of Damstone Farm becoming Adel Willows and Lane Farm becoming Church Lane House (now the Sadler estate).

During those years, prosperous businessmen moved out of Leeds to the cleaner air of Weetwood and Adel, building mansions such as Adel Towers, Adel Grange, The Heath and Athill Court. Some of these grand houses have survived and been subdivided or re-purposed for modern use (particularly the Willows, Adel

Grange and Athill Court). Others have been demolished to provide building sites for modern housing (Adel Towers, Church Lane House and, more recently, the Heath).

In 1919, the Cookridge Gardens Estate (Whinfield, Heathfield, Broomfield etc) was laid out on Adel West Moor with large plots being sold with covenants limiting building to no more than two houses per plot. This developed into an area of high quality housing with good gardens and a variety of architecture. Further details can be found on pages 18 to 19 in the Adel NDS in Appendix 1.

Substantial houses with large gardens were also built between the wars along Otley Road, Adel Lane and Church Lane, Long Causeway and St Helens Lane.

Post-war twentieth century housing in Adel has had a greater variety of scale, providing a good mix of housing for residents of differing ages and levels of prosperity.

Whilst much of the architecture of this period has been unexceptional, the developments have been well laid out with decent garden space and effort made to retain trees. The loss of some of the Victorian mansions has provided a legacy of small modern housing developments of different architectural styles and materials, giving Adel a feeling of organic growth during this period.

In addition the nationally renowned, Grade 2 listed York Gate Garden is located within



# The Neighbourhood Area



the Neighbourhood Plan area and contributes to the general 'green' feel of the area.

The Adel Neighbourhood Design Statement, first published in 2006 and then updated in 2014, provides much more detail of the history and development of Adel and is included as Appendix 1 to this Neighbourhood Plan. It identifies 13 of these distinct 'Character Areas' and documents their distinct characteristics and features.

**2.17** Adel benefits from a particularly semi-rural, green character, with low density housing set amongst relatively large gardens.

This spacious, green and leafy character is prevalent throughout the Neighbourhood Area, and acts as the common characteristic which ties together the various individual Character Areas, helping to give the locality a



# The Neighbourhood Area



common, overarching identity despite the variations seen in its built environment.

**2.18** New developments should blend with the existing Character Areas by creating a spacious, green and leafy character throughout the development. It should not be necessary for building design to mirror existing areas, the Neighbourhood Plan seeks to promote high quality, distinctive design which can relate to the period in which it is constructed. It is not expected that developments with generic house designs, based on builders' standard plans, would satisfy this criteria.

**2.19** In recent years, Adel has seen a number of new developments where the design and materials of the houses do not reflect the high quality design standards and the variety and spacing of the properties that this Plan aims to encourage. They erode the greenness and sense of place of Adel and future developments should support and enhance the distinctive built character and landscape of Adel.

# Policy Context



## Introduction

**3.1** The policies in this draft Neighbourhood Plan are required to deliver the Vision and Objectives (which are described in a later section) in a manner which is consistent with national planning policies and guidance (including the National Planning Policy Framework) and the strategic policies of the Leeds City Council Core Strategy.

## National Planning Policy Framework (revised 2021) & Planning Practice Guidance

**3.2** The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be taken into account by communities when preparing neighbourhood plans. At the heart of the NPPF is a presumption in favour of sustainable development and this has to be reflected in plans.

The NPPF is accompanied by guidance, the Planning Practice Guidance (PPG), which expands on the NPPF policies and helps in their interpretation and application.

**3.3** Adel Neighbourhood Forum have produced a Neighbourhood Plan which is consistent with the principles of the NPPF and focuses on delivering sustainable development that meets the needs and aspirations of the people of Adel.



Figure 4 - Policy Context for Growing Together Neighbourhood Plan

# Policy Context



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## Leeds City Council Core Strategy

**3.4** Leeds City Council's Core Strategy was adopted in 2014 and amended by the Core Strategy Selective Review (CSSR) in 2019. The Core Strategy has a plan period of 2017-2028, with the housing requirement (Policy SP6) and distribution of housing land and allocations (Policy SP7) having a plan period to 2033. These set out the policy framework for the district and include a long-term spatial vision and strategic objectives, a spatial strategy, thematic policies and a monitoring and implementation framework, with clear objectives for achieving its delivery.

**3.5** The Core Strategy plans for the longer term regeneration and growth of the district as part of an overall and integrated framework. Central to this approach is the need to give priority to sustainable development in planning for economic prosperity, seeking to remove social inequality, securing opportunities for regeneration, and planning for infrastructure, whilst maintaining and protecting and enhancing environmental quality for the people of Leeds.

**3.6** Key priorities of the Core Strategy include: planning for the provision of homes and jobs in sustainable locations, respecting local character and distinctiveness in the delivery of the Plan's objectives and maximising opportunities to recycle previously developed land, whilst minimising greenfield and Green Belt release, in planning for longer term growth.

**3.7** The Neighbourhood Plan has carefully considered the policies contained in the Core Strategy and has been prepared in a manner which ensures that it is in general conformity with this development plan document.

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## Site Allocations Plan

**3.8** The Site Allocations Plan, which was adopted on 10 July 2019, will allocate sites that will help to deliver the Leeds Core Strategy long term spatial vision, objectives and policies. This is to ensure that sufficient land is available in appropriate locations to meet the targets set out in the Core Strategy.

**3.9** The Site Allocation Plan was challenged in the High Court and, as a result, areas of Green Belt land on which housing allocations were made have, for the time being,

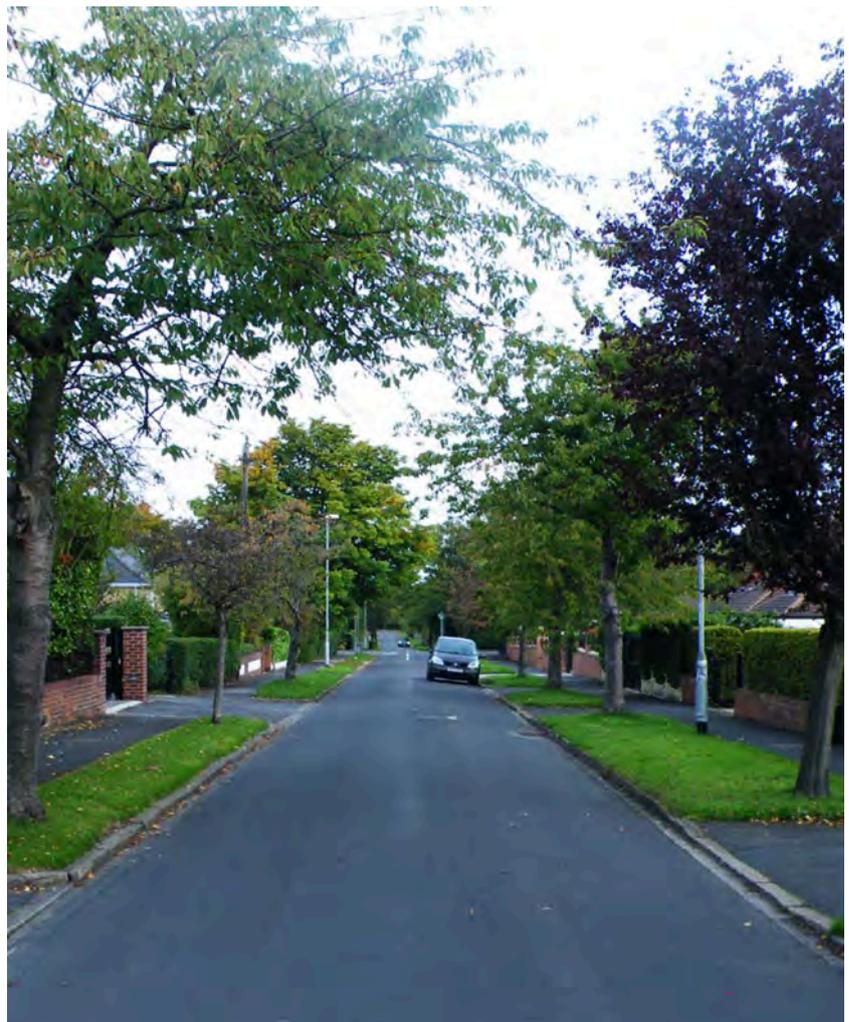
# Policy Context



been reverted to Green Belt. The only area within the Adel area which was affected was HG2-38.

**3.10** The Neighbourhood Plan has considered the content of the Site Allocations Plan and, in response, progressed a number of site specific policies that set out development and design principles for some of the those sites being considered for allocation.

In taking this approach, Adel Neighbourhood Forum seeks to ensure that, should these potential allocations come forward for development in the future, they are developed in a manner that considers and responds to the existing context and local character, and results in the creation of high quality, well-integrated, and positive additions to Adel's townscape.



# Summary of Opportunities



Having reviewed the policy context, relevant evidence and statistics, and considered the comments and feedback received through consultation with the local community, the following (in no particular order) have been identified as those priority issues for the Neighbourhood Plan to address:

**Protect and enhance Adel's green and natural features plus the wider landscape setting**

**Protect and enhance Adel's distinct and attractive built environment**

**Ensure that Adel's heritage assets are retained and enhanced**

**Encourage children's play space**

**Improve community facilities**

**Improve cycle and pedestrian links**

**Address traffic congestion and car parking shortages**

**Improve retail offer**

**Address oversubscribed local schools**

**Encourage development of more housing types to meet the needs of the local community**

# Vision and Objectives



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## Vision

Our vision is to respect the heritage and local character of Adel and enhance this distinctiveness by ensuring that future developments help define, protect and enhance Adel as a modern settlement in its own right known for its landscape, green spaces and gardens together with the character of its buildings.

The quality of our amenities, facilities and education provision will also be major priorities which will help to strengthen our sense of community.

Excellent accessibility to the city will be increasingly important for economic and social benefits.

This vision provides a concise summary of the how Adel will grow and evolve over the Neighbourhood Plan period.

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## Objectives

In order to deliver the above Vision for Adel, a number of Objectives have been defined, which set out the broad land-use intentions of the Neighbourhood Plan. These Objectives are:

1. to integrate new housing into Adel in a manner that underpins the sustainable future of the neighbourhood;
2. to improve the diversity of housing developments, with a range of different house types, and a greater range of affordable housing with this clearly being expressed in consultation with the local community;
3. to have future housing development contribute to the enhancement of the over-riding character of Adel stemming from its history, its landscape setting, and the distinctive character of its housing;
4. to have new houses and other building types designed to a high standard such that Adel continues to be renowned for the quality of its built environment (including both visual appeal and environmental standards) and leads the way in reducing our impact on climate change;
5. to reduce the impact of congestion and improve road safety within Adel;

# Vision and Objectives



6. to improve and supplement existing cycle routes within Adel and develop connectivity with cycle routes beyond Adel;
7. to enhance the environment of spaces around retail premises within the Neighbourhood Plan area;
8. to have sufficient capacity within primary school provision for Adel, and to allow families to access local primary school provision;
9. to preserve and enhance the heritage assets of Adel;
10. to protect and, where possible, enhance the identity of Adel with local green space designated and a green infrastructure created to encourage greater biodiversity and protection of nature;
11. to protect and improve existing footpaths and rights of way that cross the community and establish a new network of green links between the open areas in and around Adel;
12. to have a recognised community centre or centres that can provide for a range of community activities for all ages and at all times of the day, extending and enhancing what is currently provided;
13. to have a children's play area that is valued and accessible for the wider community;
14. to have adequate provision for play, recreation and communal outdoor activities within new development areas; and
15. to support and develop a thriving shops and services sector of physical businesses, with particular emphasis on those that are in keeping with the character of Adel, that offer relevant and appropriate services.

# Policies



The policies detailed in this section stem directly from the Vision and Objectives, which themselves are the outcome of community consultation, a review of relevant evidence and statistics, and an understanding of the policy context for the Adel Neighbourhood area.

These policies have been developed to manage and guide future development within the Adel Neighbourhood Plan area. Each Policy outlines the 'Intent' and the 'Justification' for that Policy and also shows which of the Objectives it is linked with.

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## Policy Groups

The policies have been grouped into six distinct sections, which reflect the broad themes of the individual policies. The Policies in each section can be identified by a different coloured box in the top right hand corner of the page.

These policy sections are:

### **1. Natural and Built Heritage;**

- NBH1: Landscape Character and Setting
- NBH2: Extension of Tree Cover
- NBH3: Protection & Enhancement of Nature Conservation Assets
- NBH4: Areas of Townscape Significance
- NBH5: Protection of Conservation Area

### **2. Character and Design;**

- CD1: Character and Design
- CD2: Key Views

### **3. Housing;**

- H1: Housing
- H2: Housing Type and Mix

### **4. Community Facilities and Green Space;**

- CFGS1: Protection and Provision of Community Facilities
- CFGS2: Infrastructure Provision
- CFGS3: New Children's Play Area
- CFGS4: Protection & Provision of Greenspace
- CFGS5: Adel Local Green Infrastructure Network

# Policies



## 5. Retail and Business;

- RB1: Adel Shopping Parades
- RB2: Proposals for Hot Food Takeaway Use
- RB3: New Business Centre

## 6. Highways and Traffic;

- HT1: Traffic Congestion
- HT2: Retail Car Parking
- HT3: Improved Cycling and Pedestrian Connections



# Natural and Built Heritage Policies

NBH1: Landscape Character and Setting	29
NBH2: Extension of Tree Cover	35
NBH3: Protection & Enhancement of Nature Conservation Assets	38
NBH4: Areas of Townscape Significance	43
NBH5: Protection of Conservation Area	47

# NBH1: Landscape Character and Setting



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## Policy

Development proposals should respect and, where possible, enhance the distinct character and appearance of Adel's local landscape, as described within the Adel Landscape Character Assessment (2017) - see Appendix 3.

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## Detail

Existing hedgerows, trees and woodland, which are intrinsic to the landscape character of Adel, should be retained and integrated into development proposals. Development which results in the unjustified loss of these important natural features will not be supported.

Long views across Adel's landscape, particularly those which can be gained from the Conservation Area and the Neighbourhood Area's network of paths and bridleways, are an important characteristic of the area and should be considered during the design of development proposals. Development that has unacceptable impacts upon the defining qualities and composition of such views across Adel's landscape will not be supported.

Special consideration should be given to the protection of the following 'Sites with Inherent Landscape Quality', which have been identified as being of particularly high quality landscape with limited or no capacity to accommodate further development (Figure 6):

- ▶ LCA 1 Parkland: Golden Acre Park;
- ▶ LCA 2 Lowland Fen: Breary Marsh;
- ▶ LCA 6A, B and C: Meanwood Valley Trail Woodland;
- ▶ LCA 7 Ancient Replanted Woodland: Scotland Wood;
- ▶ LCA 9A Recreational Landscape: Bedquilts Playing Fields; and
- ▶ LCA 11A and B Historic Adel.

Development proposed within any of the above sites will only be supported where it can be demonstrated that there will be no adverse impact on the value and defining landscape characteristics of these areas (as detailed within the Adel Landscape Character Assessment - see Appendix 3).

Development proposals within the landscape character area LCA 12B (the former Police station adjacent to the Lawnswood roundabout), which has been identified as being of lesser landscape quality and with the capacity to ac-

# NBH1: LANDSCAPE CHARACTER AND SETTING



commodate future development, will be supported, subject to the provision of a sensitively designed scheme that responds positively to adjacent landscape conditions.

Limited justified urban fringe development will be supported within the area LCA 9B (See Figure 7 for precise location), where it does not harm the openness of the Green Belt and where it is suitably integrated into its landscape setting and compatible with the existing landscape character. Such development should be designed and appropriately landscaped to ensure that it presents a predominantly green and soft edge in views from the wider area. Development which infringes upon the identified buffer zones or interrupts the wider green infrastructure links (as denoted in Figure 7), will be resisted.

---

## Intent

Policy NBH1 seeks to protect Adel's high quality landscape setting, which is one of the Neighbourhood Area's most defining and valued characteristics.

---

## Justification

Adel enjoys a special and attractive landscape setting, the unique qualities of which are recognised by Leeds Unitary Development Plan (2006), which designated much of the Neighbourhood Area as a 'Special Landscape Area', affording it special protection from insensitive and inappropriate development forms.

Throughout the preparation of the Neighbourhood Plan, the importance of Adel's landscape setting has been constantly highlighted within community consultation feedback.

Consequently, Adel Neighbourhood Forum commissioned a specialised study of the Neighbourhood Area's landscape setting in an effort to explore how the Neighbourhood Plan might provide a more focused, locally distinct landscape policy for Adel.

The result of this commission was the Adel Landscape Character Assessment (2017), which details the distinct and recognisable elements which define the character of Adel's landscape (see Appendix 3).

# NBH1: LANDSCAPE CHARACTER AND SETTING



It divides Adel's landscape into 13 distinct character types, and 21 Local Landscape Character Areas (LCAs). A map of these LCAs is provided in Figure 6.

The Adel Landscape Character Assessment identified that the majority of the landscape enclosing Adel has a medium to high landscape sensitivity and medium to high landscape value, and as a result, has low landscape capacity for development due to its predominantly rural character and limited urban influence.

Specifically, the Landscape Character Assessment identifies 9 LCAs as Sites with Inherent Landscape Quality, meaning that they are especially sensitive and have low to negligible capacity for development. It also identifies a number of landscape areas that are of lesser landscape quality and which could be enhanced through sensitively designed and appropriately landscaped development.

Policy NBH1 uses the findings of the Landscape Character Assessment not to prohibit development within Adel's landscape setting, but rather to protect the most valued and highest quality landscapes, and to direct modest development to those areas which have been identified as being of lesser landscape quality, while also setting out some overarching principles for development within Adel's landscape setting.

Adel is a popular area and developers are keen to identify and build on sites within the Adel area due to the relatively high house prices and a large group of potential buyers. Significant development has already taken place within Adel in recent years and building is expected to start shortly on additional sites.

Figure 5 on the following page shows major development sites within Adel which have either been completed in recent years or which are expected to start soon. Note that this does not include small in-fill developments, only major sites.

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## Objectives

This policy relates to Objectives 1, 3, 4 and 9

# NBH1: LANDSCAPE CHARACTER AND SETTING

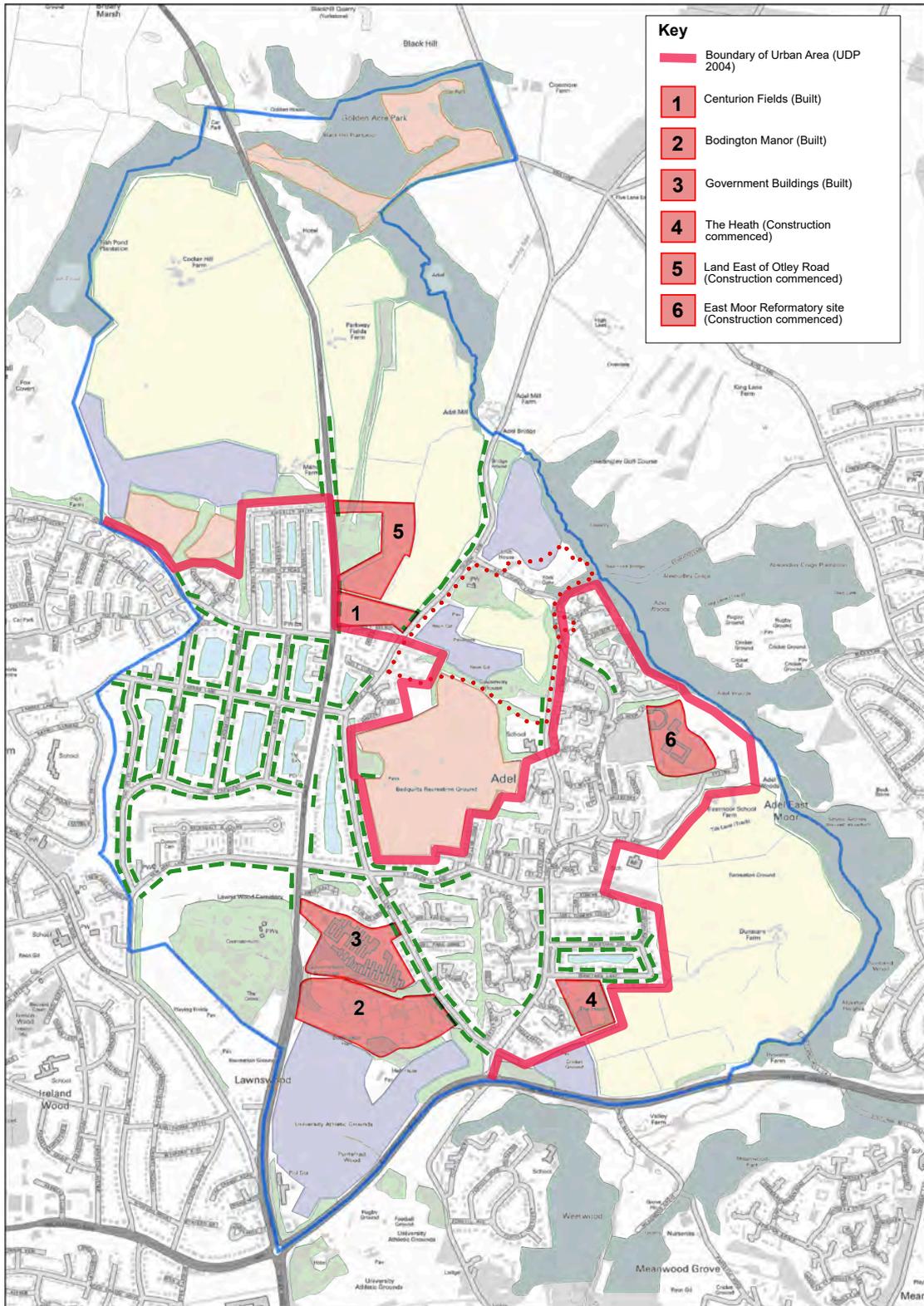


Figure 5 - Major Development Sites

# NBH1: LANDSCAPE CHARACTER AND SETTING

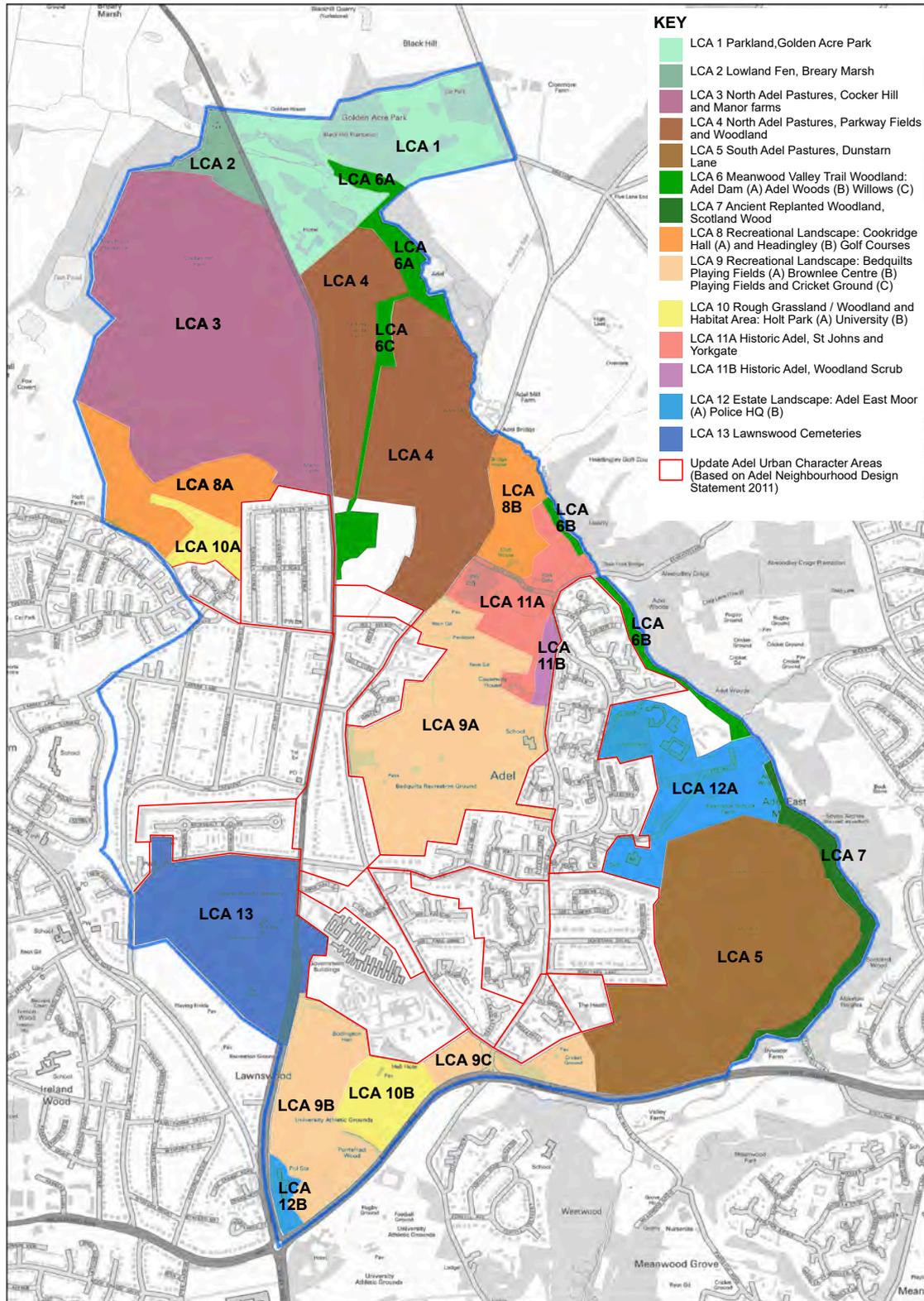


Figure 6 - Landscape Character Areas

# NBH1: LANDSCAPE CHARACTER AND SETTING

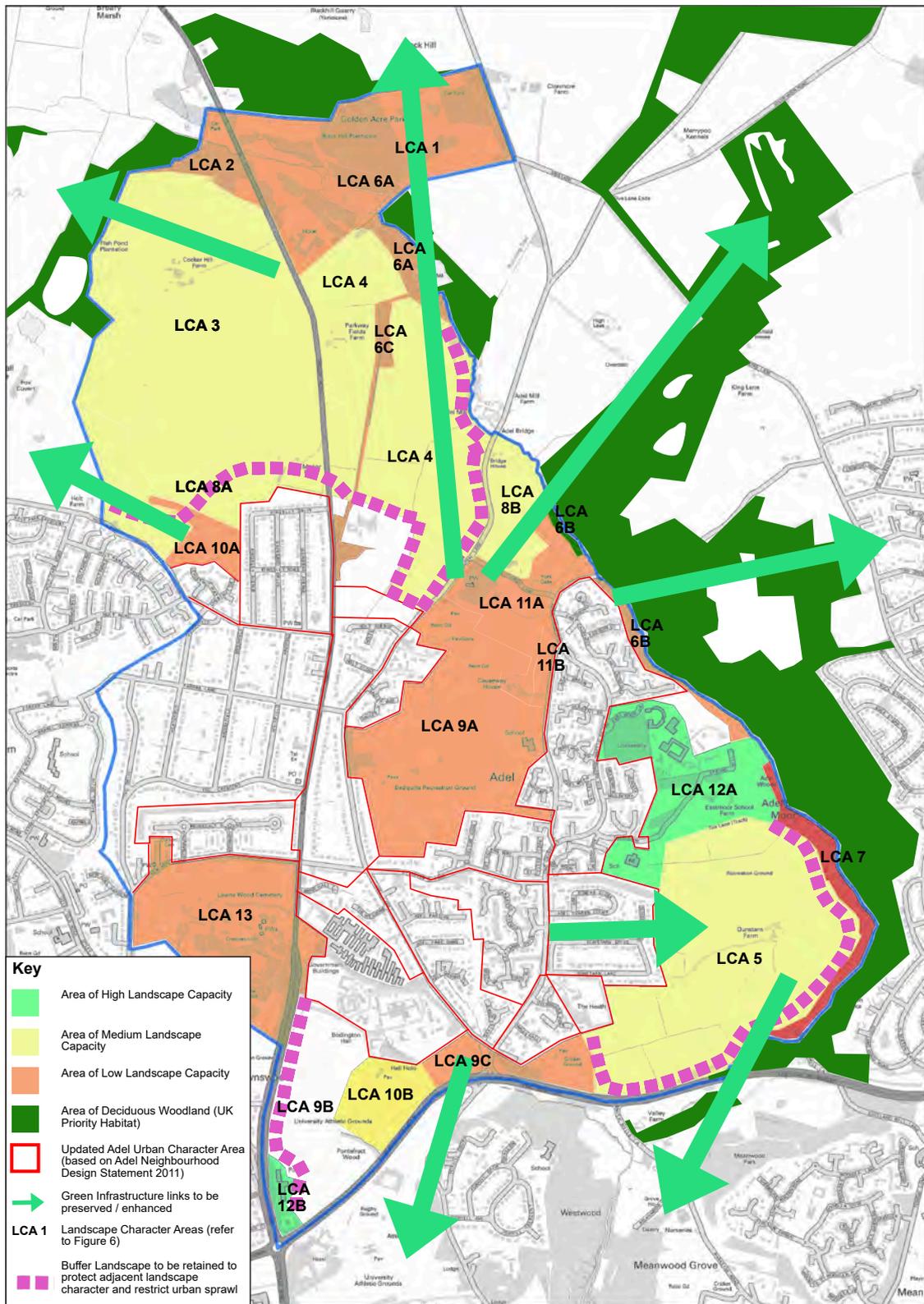


Figure 7 - Landscape Analysis Plan

# NBH2: Extension of Tree Cover



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## Policy

Development proposals should respect and respond positively to Adel's green and wooded environment through:

1. the retention of existing trees, hedgerows and woodlands;
2. the proper husbandry and replacement as necessary of existing trees, hedgerows and woodlands; and
3. the introduction of further appropriate planting, taking into consideration the local pattern, composition and species of tree, hedgerow and woodland planting.

---

## Detail

Development which will result in the loss of, or materially affect the long term survival of, a woodland (in whole or in part) or other significant individual, group or area of trees (unless required in the interests of safety, good tree management or a wider scheme of conservation and enhancement) will not be supported.

Exceptionally, where loss or injury is accepted, replacement planting of a similar species that is suited to the location should be provided. Replacement planting should, at a minimum, be provided in accordance with current Leeds City Council Local Plan policy, although an increased ratio would generally be welcomed so as to maximise the net gain in tree cover, climate benefit and to help to compensate for the loss of more mature tree specimens.

New development should seek to incorporate planting of native species whether in woodland, hedgerow, group or individual form.

---

## Intent

Policy NBH2 seeks to ensure development proposals respect and reinforce the green and wooded character of Adel by promoting the introduction of new tree, hedgerow and woodland planting, and through the retention, proper management and replacement as necessary of existing forms of such vegetation.

# NBH2: Extension of Tree Cover



---

## Justification

Whether they be standalone, arranged in small clusters or rows, or form part of the area's wider, more expansive woodland environment, trees are an essential feature of Adel's character.

A survey of the local area illustrates that the Neighbourhood Plan area contains a considerable amount of mature planting, which is intrinsic to Adel's unique character and appeal (Figure 8).

Much of the Neighbourhood Plan area is edged by mature deciduous woodland, which forms a pleasing green backdrop to the buildings which form Adel's townscape, whilst internally, along Adel's various streets, within public parks and spaces, as well as within individual private gardens, trees and mature planting are in abundance.

Not only do trees make a significant contribution to the character and attractiveness of Adel, they also act as a haven for wildlife, and can help the rate of CO<sub>2</sub> 'fixing', since trees lock up carbon as they grow. This will help Adel adapt to the effects of Climate Change.

During the preparation of the Adel Neighbourhood Design Statement, local residents were asked to identify those features which they felt added value to living in Adel.

In response, 96% of those surveyed identified Adel's trees as being a feature which enhanced the experience of living in Adel.

Similarly, during the preparation of this plan, consultation feedback provided from local residents identified 'the quality of the environment' and 'the character of the area' as being in the top five reasons why people were attracted to Adel, with trees and vegetation being significant factors in both the quality of the both the local environment and the area's character.

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## Objectives

This policy relates to Objectives 1, 3, 10 and 11.

# NBH2: Extension of Tree Cover

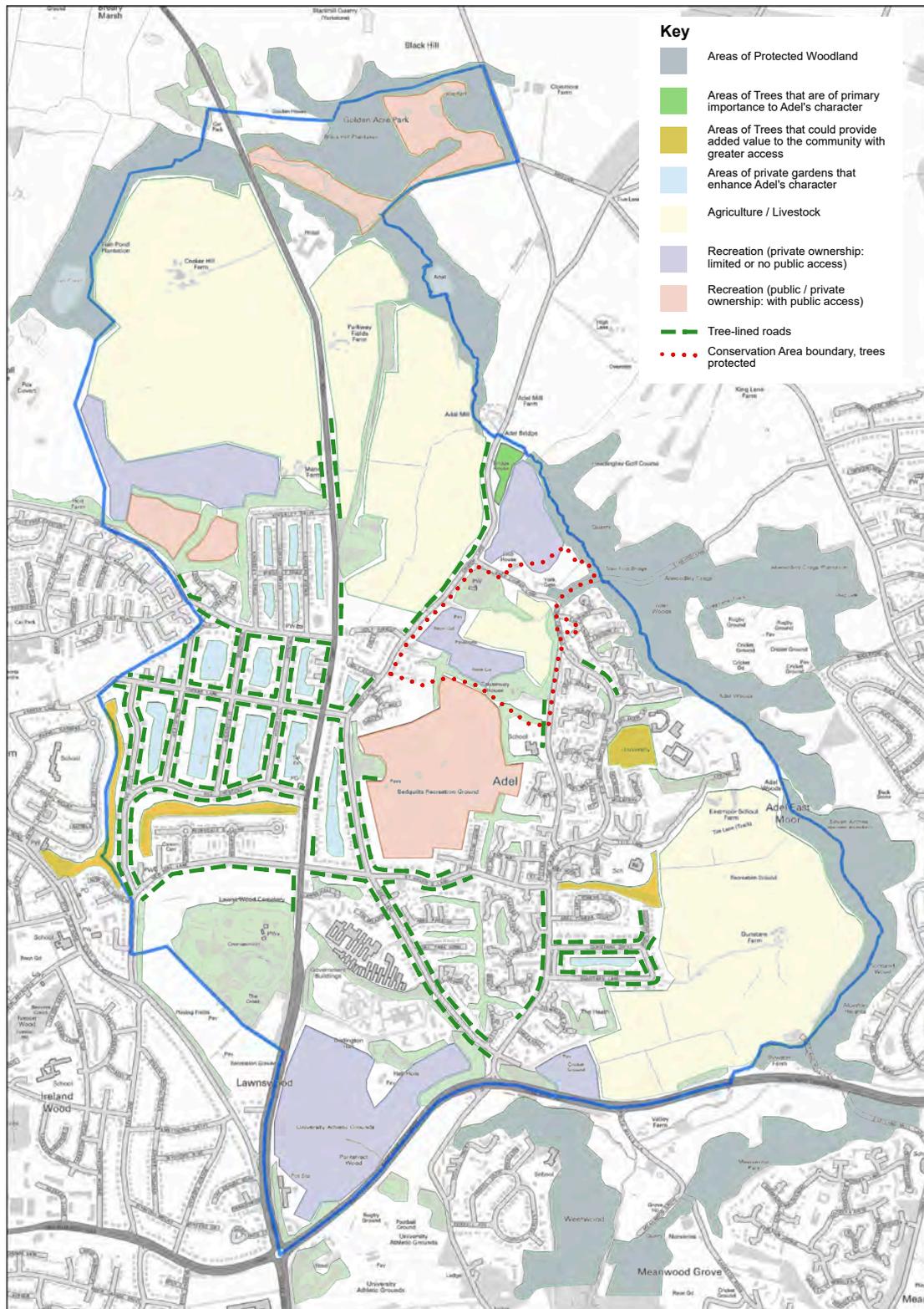


Figure 8 - Mature Planting within Adel

# NBH3: Protection & Enhancement of Nature Conservation Assets



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## Policy

Aspects of development proposals that conserve, restore and enhance biodiversity within the Neighbourhood Plan area will be welcomed, particularly those which include local extensions to the Leeds Habitat Network.

---

## Detail

Development proposals should retain features of nature conservation or landscape value, including mature trees, species-rich hedgerows, ponds and existing areas of woodland. Opportunities for biodiversity gain, including habitat restoration and enhancement should be actively sought.

Improvement of the connectivity between wildlife areas and green spaces is encouraged to enhance the green infrastructure of the Neighbourhood Plan area.

Development proposed within designated areas of recognised nature conservation value (see Figure 9) will be subject to special scrutiny and only be supported where it can be demonstrated that the proposal will not adversely impact upon the area's biodiversity and nature conservation value, and where measures to ensure the protection of the site's nature conservation interest are included. Additional measures to enhance a site's conservation value will be welcomed. Development which is likely to result in the loss, deterioration or harm to habitats or species within these recognised areas of nature conservation will not be supported.

---

## Intent

Policy NBH3 seeks to ensure the conservation of Adel's natural assets and the wildlife which they accommodate, and to encourage the provision of further habitat creation and biodiversity enhancements.

---

## Justification

The National Planning Policy Framework (para 174) states that in order to minimise impacts on biodiversity, planning policies should:

- ▶ Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity;

# NBH3: Protection & Enhancement of Nature Conservation Assets

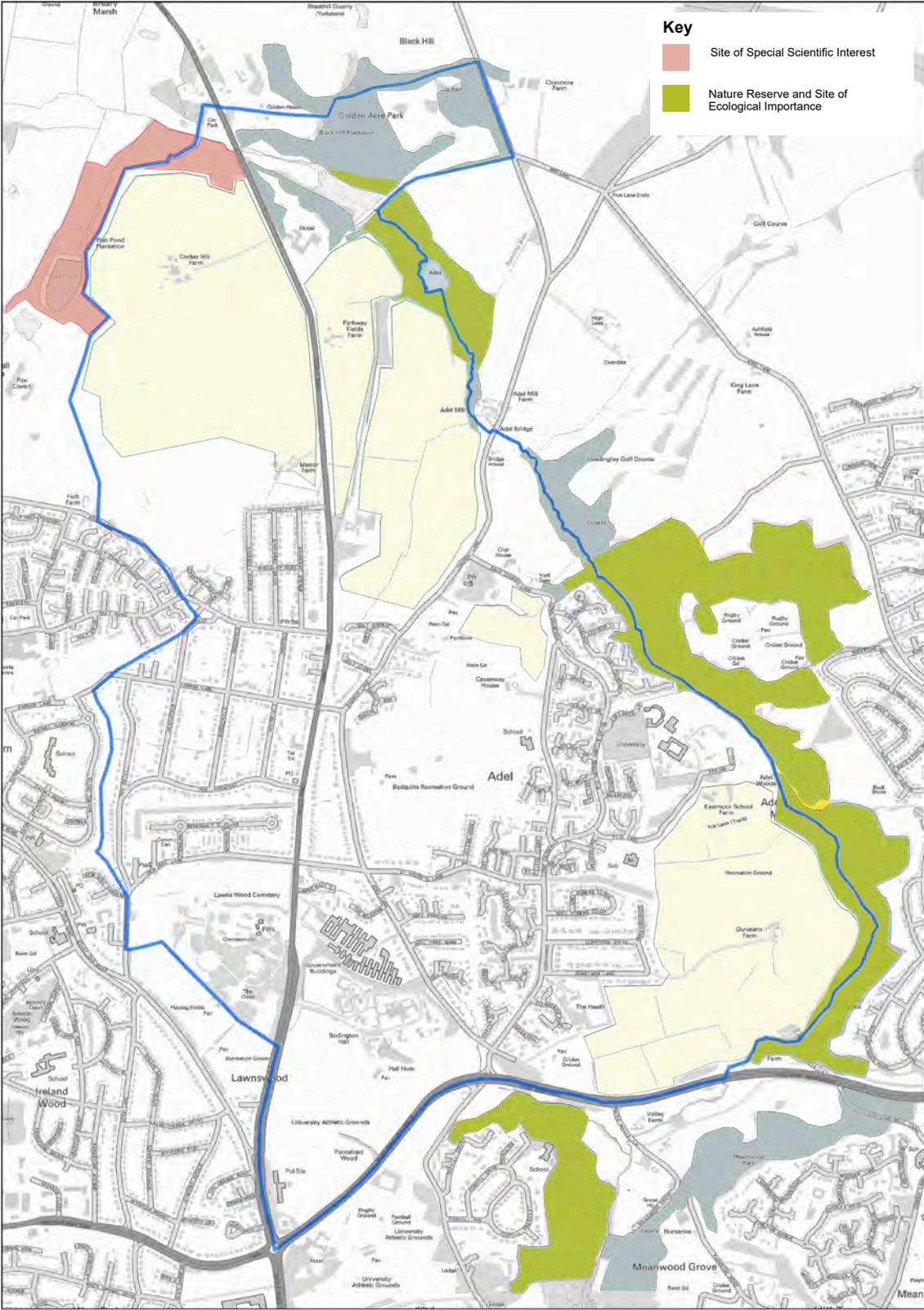


Figure 9 - Designated Areas of Recognised Nature Conservation Value

# NBH3: Protection & Enhancement of Nature Conservation Assets



wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and

- ▶ promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

The Neighbourhood Plan area contains the following designated sites:

- ▶ **Breary Marsh**, is a nationally important Site of Special Scientific Interest (SSSI), located to the north of Adel, and comprises an area of Lowland Fen, which is also a UK Priority Habitat.
- ▶ **Adel Dam/Golden Acre Park and Meanwood Valley**, are situated along the wooded valley of Adel Beck, which forms the eastern and southern boundary of the NP Area, and are both locally designated Sites of Ecological Importance.

These sites also benefit from Local Nature Reserve status and are formed of a number of UK Priority Habitats including, Deciduous Woodland, Purple Moor Grass and Rush Pasture, Lowland Meadows and Ancient Replanted Woodland.

The protection and enhancement of these recognised areas of biodiversity value, the locations and extents of which are shown in Figure 10, is vital to ensuring the continued health and vitality of Adel's high quality natural environment for present and future generations.

In addition to these formally designated areas of recognised ecological value, the Neighbourhood Plan area also accommodates a number of expanses of Deciduous Woodland within its boundaries (Figure 10), and also a series of green spaces and networks of trees and mature planting (Figure 8), which provide further habitat to various species, and act as wildlife corridors which are critical for the maintenance of ecological processes, including allowing for the movement of animals and the continuation of viable populations.

# NBH3: Protection & Enhancement of Nature Conservation Assets

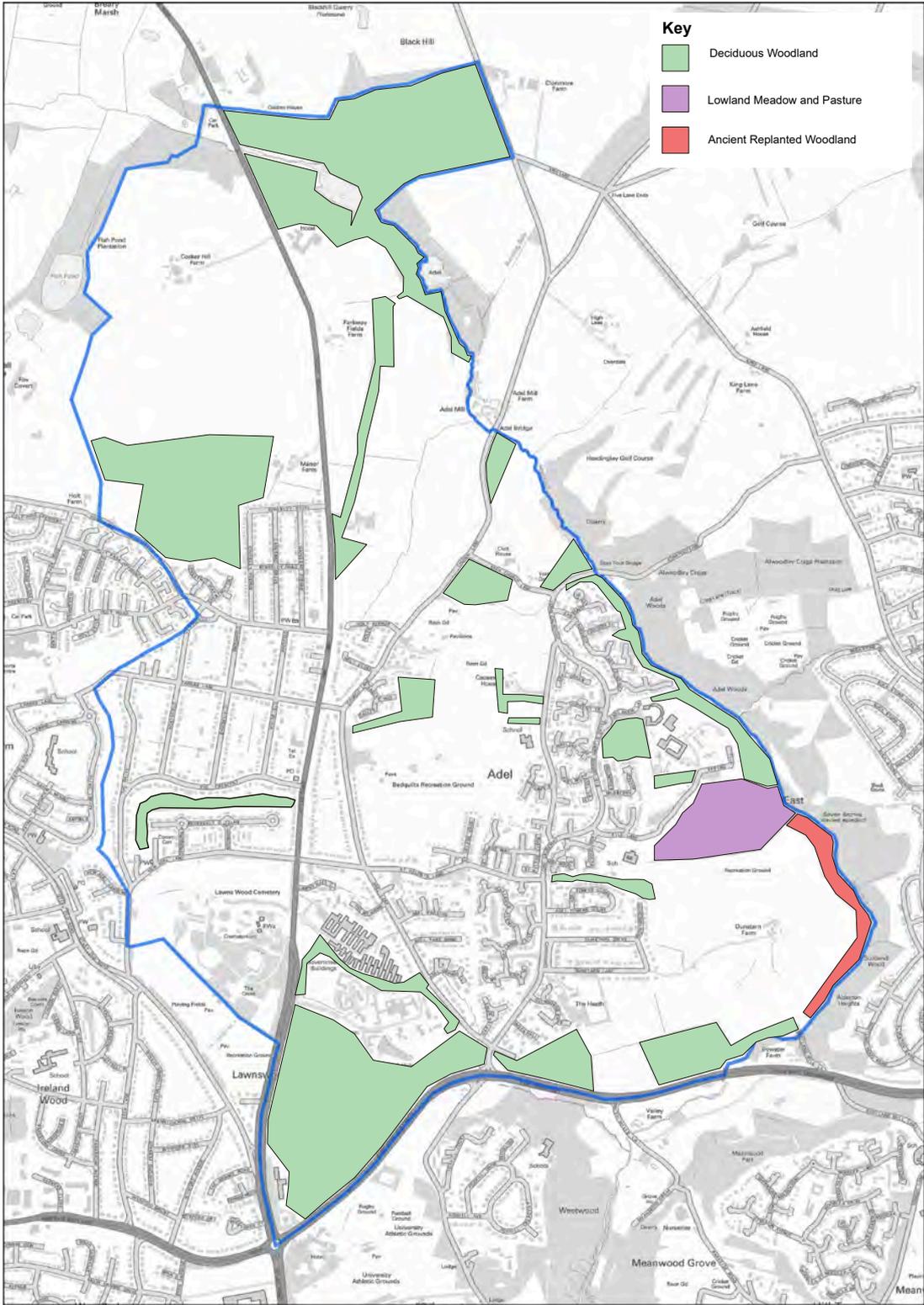


Figure 10 - Areas of Deciduous Woodland

# NBH3: Protection & Enhancement of Nature Conservation Assets



The Neighbourhood Plan recognises that the promotion of biodiversity through the successful integration of existing and newly created wildlife habitats into development schemes is an important part of creating places where people want to live.

Within Adel biodiversity enhancement measures should not be limited to large-scale development - all development should seek to have a net positive impact on biodiversity. In considering the appropriateness of biodiversity enhancement measures, developers should consider the size of the development, its location, features present on the site and the relationship with adjacent and nearby habitats. Within smaller developments simple measures such as providing roosting and nesting opportunities for bats and birds or introducing locally native tree and plant species can provide a modest yet positive enhancement to the biodiversity value of Adel.

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## Objectives

This policy relates to Objectives 1, 3, 10 and 11.

# NBH4: Areas of Townscape Significance



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## Policy

In addition to Adel St John's Conservation Area which enjoys statutory protection, there are a number of existing developed areas where the buildings have a particular style and set of characteristics. Any development in these areas should respect and respond positively to the local character and qualities of the existing buildings.

---

## Detail

The following have been identified (by members of the Adel Neighbourhood Forum, including a practicing architect) as areas containing groups of buildings that are considered by the Adel community to be of Townscape Significance:

1. Cookridge Gardens Estate, created as a garden suburb in 1919;
2. The Willows;
3. Adel Lane / St Helen's Lane;
4. Friends Meeting House, New Adel Lane;
5. Southern part Long Causeway / Smithy Mills Lane;
6. Church Lane;
7. Otley Road;
8. Spring Hill; and
9. Manor House and surrounds.

Each of these Areas of Townscape Significance, the locations of which are shown in Figure 11, have been recognised as having a particular value to Adel's townscape, adding to the overall historic interest, richness and aesthetic quality of the Neighbourhood Plan Area's built environment. These areas supplement the Listed Structures within Adel and the Conservation Area.

Proposals to alter or extend existing buildings within these Areas of Townscape Significance will be supported only where they respect and respond positively to local character, and the qualities of the existing building. Inappropriate or insensitively designed new build dwellings, alterations or extensions, which harm the character, appearance or contribution to spaciousness of these Areas of Townscape Significance will not be supported. Development proposals

# NBH4: Areas of Townscape Significance



should protect the setting of Areas of Townscape Significance by preserving public views towards them and progressing a high standard of design that is sensitive to the character and appearance of these buildings.

---

## Intent

Policy NBH4 recognises that within the Neighbourhood Plan Area there are several areas that contain unlisted buildings, or don't sit within the Conservation Area, that do make particularly significant and positive contributions to the character and appearance of Adel, and seeks to protect these areas from significant change or insensitive development.

---

## Justification

Within the Neighbourhood Plan Area there are a number of buildings that, due to their historical associations, architectural style and / or visual interest, as well as their siting within an area, are of significance and value to Adel's townscape character. However, despite their obvious positive influence on the townscape, they fall short of possessing sufficient interest to warrant statutory listing as being of 'special architectural or historic interest'.

Nevertheless, each of these areas have been highlighted as adding significantly to Adel's townscape character, and on this basis, their protection from insensitively designed proposals is merited in the interests of ensuring that Adel's unique sense of place and character is preserved.

Each of the identified Areas of Townscape Significance contain groups of buildings that fall into one or more of the following categories:

- ▶ properties which fall just short of the standards required for selection onto the Statutory List;
- ▶ buildings and streets containing unique features or having distinctive character; and
- ▶ buildings of distinctive architectural quality which have made interesting use of visually significant sites and form local landmarks. Such buildings may provide vistas, emphasise corner sites or provide focal points in the townscape.

# NBH4: Areas of Townscape Significance

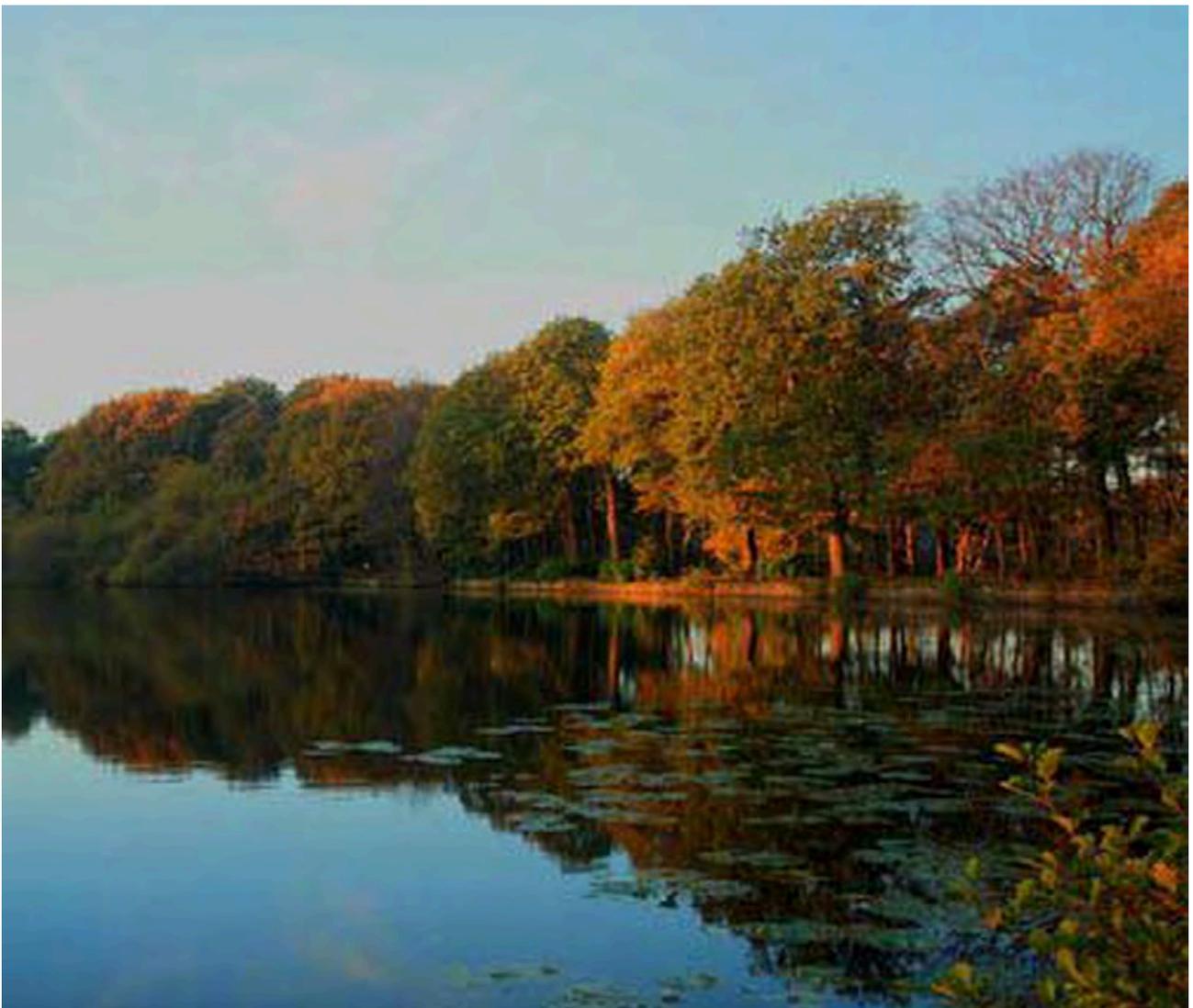


In compiling the list of Areas of Townscape Significance both the existing Adel Neighbourhood Design Statement (Appendix 1) and Adel-St John's Conservation Area Appraisal and Management Plan (Appendix 7) were consulted, and a number of the Areas of Townscape Significance have been previously identified as positively contributing to the local townscape character within these documents.

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## Objectives

This policy relates to Objectives 1, 3, 4 and 10.



# NBH4: Areas of Townscape Significance

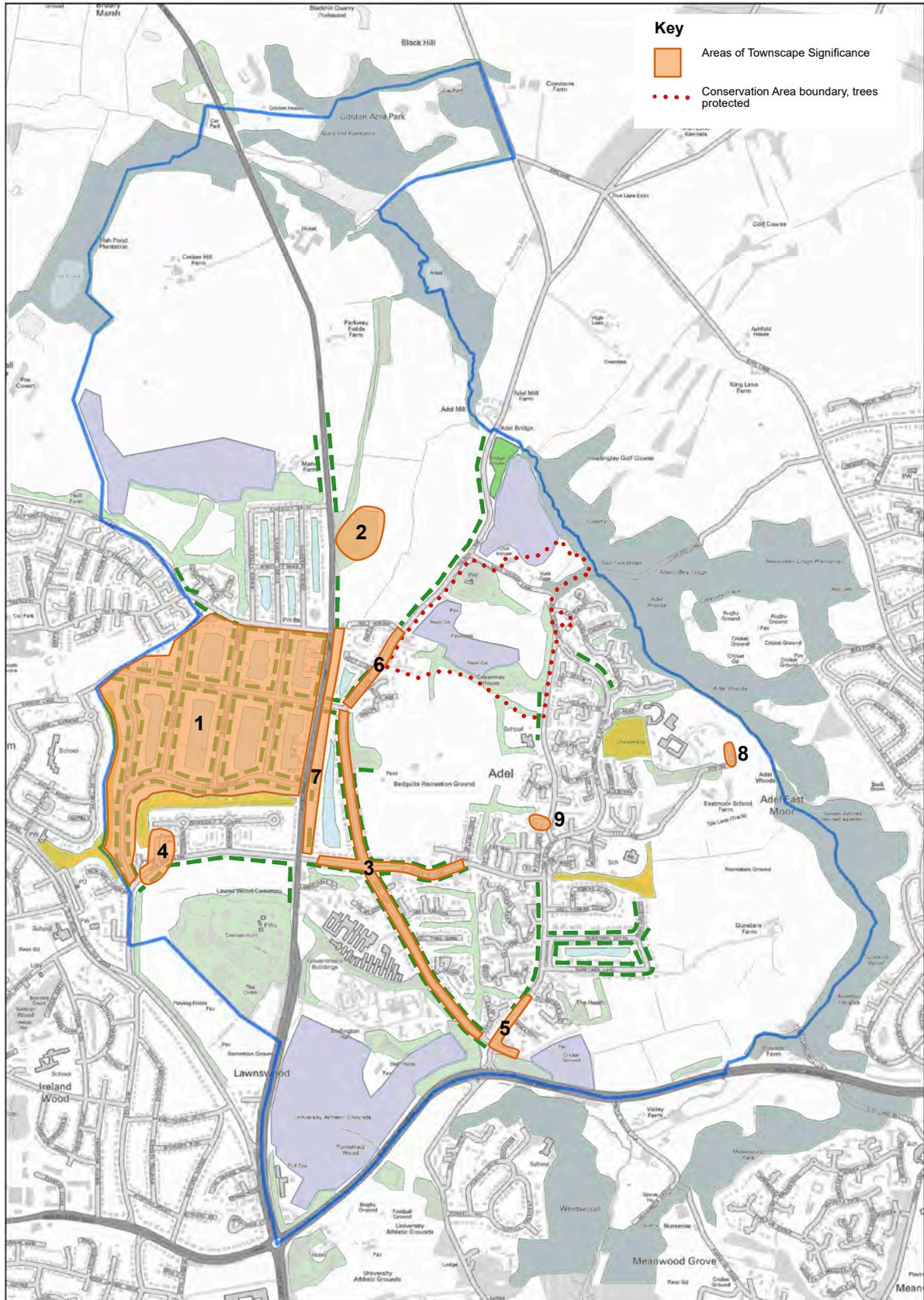


Figure 11 - Areas of Townscape Significance

# NBH5: Protection of Conservation Area



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## Policy

The fields opposite the Parish Church of St John the Baptist, Adel should not be developed further, in order to prevent further harm to the Conservation Area and to the setting of Adel Church. In addition, key features within the Conservation Area, such as the stone boundary wall and historic pavement along Long Causeway, should be retained.

---

## Detail

These fields are recognised by the people of Adel as being fundamental to the context of its local heritage. This view has been supported by Historic England and the Campaign for the Protection of Rural England. Despite this housing is now built on the land to the west of Adel Beck which runs through these fields. Any proposals to develop further on these fields (whether new proposals or an extension of the existing consent) will be resisted, so as to protect the Conservation Area.

---

## Intent

Policy NBH5 seeks to protect the important landscaped setting of the Grade 1 Listed Parish Church of St John the Baptist from further development, and incorporate additional Conservation Assets such as the Corpse Way, Old Damstone Lane, The Willows, Adel Mill and the route along Long Causeway (refer to Figure 12 for location). Note that Adel Mill forms part of the overall setting but is outside the Neighbourhood Plan boundary.

---

## Justification

English Heritage (now Historic England) described The Parish Church of St John the Baptist as being of “exceptional national significance” and also emphasised the importance of the open setting of the Church. The quality and character of the landscape surrounding the church is vital to its setting and needs to be protected in perpetuity. The historic relationship between the church, the Corpse Way, Old Damstone Lane and character buildings such as The Willows and Adel Mill is a significant part of Adel’s character, and provides a very successful transition between the Adel settlement to the south and the rural landscape to the north.

# NBH5: Protection of Conservation Area



Following the grant of planning permission on the fields primarily to the west of Adel Beck, it is all the more important that the land to the east of the Beck retains its open rural character. Any development on these fields or which detracted from this open rural character would not be supported.

The land is a key component of the setting of the Listed Church, and preventing further development on the fields will help to protect the Conservation Area (where views over this open land are particularly important) and maintain and preserve Adel's unique sense of place and character.

This important part of Adel is one of the most cherished areas for the local community, and the risk to its character from further development has been one of the strongest areas of concern raised by the community as part of the Consultation events. The importance of the setting of the Parish Church of St John the Baptist has been recognised nationally (by Historic England and the Campaign for the Protection of Rural England).

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## Objectives

This policy relates to Objectives 3. 9 and 10.

# NBH5: Protection of Conservation Area

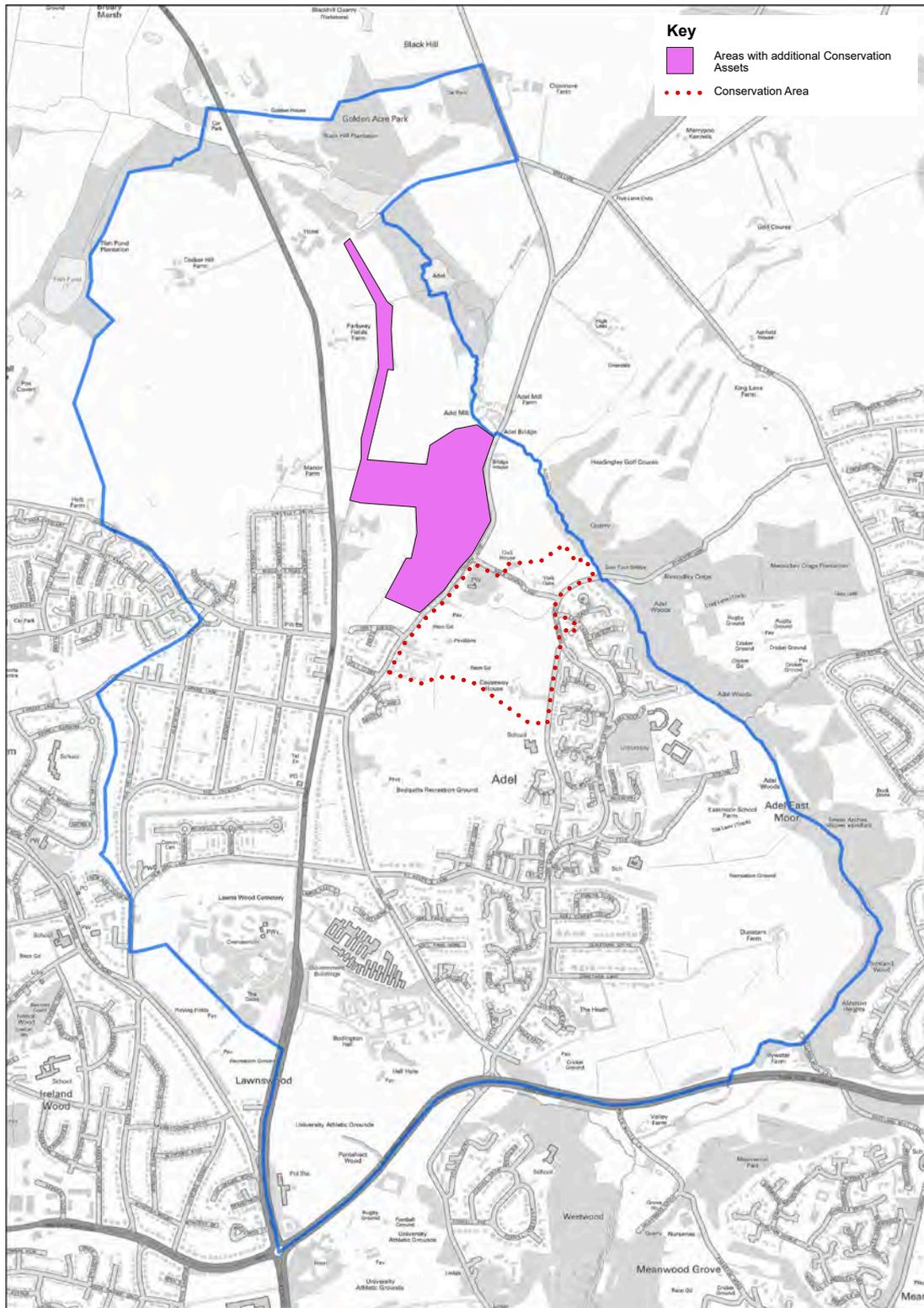


Figure 12 - Additional Conservation Assets

# Character and Design Policies



CD1: Character and Design

51



CD2: Key Views

55

# CD1: Character and Design



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## Policy

New developments should preserve or enhance the distinct character of the Adel Neighbourhood Area, as detailed in the Adel Neighbourhood Design Statement (see Appendix 1) as well as adopting high environmental standards to address issues such as climate change.

---

## Detail

Preservation of the character of the neighbourhood involves:

1. recognising and respecting the distinct local character in relation to height, scale, spacing, layout, orientation, design, building materials and private garden provision;
2. respecting and protecting local heritage assets (including non-designated ones) and their settings, particularly the Adel-St John Conservation Area;
3. where possible, creating views along streets and/or open spaces to the surrounding countryside and/or heritage assets;
4. incorporating high quality landscaping to mitigate the visual impact of the development and to ensure that proposals merge into the existing context. Where appropriate, landscaping schemes should seek to include native species;
5. retaining existing trees and planting, and integrating these into the proposed development;
6. incorporating high quality materials which maximise the aesthetic quality of the scheme; and
7. ensuring new boundary treatments reflect the distinct local character in relation to materials and design.

Development proposals should demonstrate how they have considered and will reinforce the distinct character and identity of Adel within the design statement that supports a planning application.

---

## Intent

Policy CD1 seeks to ensure that all new development is designed to emphasise and enhance the positive qualities

# CD1: Character and Design



of the Neighbourhood Plan area's built and natural environment by properly considering the local character and context, and by responding with proposals of appropriate and high quality design.

---

## Justification

A key feature of the Neighbourhood Plan area is that it displays a variety of different, distinctive characters within its boundaries. The Adel Neighbourhood Design Statement, which draws in part on the Adel-St John's Conservation Appraisal and Management Plan (2009), details these variations in Adel's townscape character, sub-dividing the Neighbourhood Plan area's developed extents into 13 distinct character types (as denoted in Figure 13) and setting out key distinguishing characteristics and qualities of each.

Despite the variances in character across Adel, which includes a range of housing styles from different eras, a constant feature of the Neighbourhood Plan area is its largely semi-rural, green appearance, which stems from a generally low level of housing density and the widespread provision of sizable, grassed front gardens - Adel stands as one of the first garden suburbs created as part of the 'Garden Towns' movement.

The importance of this green and spacious environment has been strongly communicated within consultation responses on the emerging Neighbourhood Plan.

It is essential that future developments contribute to the enhancement of this wider semi-rural, green character, but also respect and respond positively to the more distinct characteristics of the townscape character area within which they are located or which they adjoin.

---

## Design Standards

In respect of design standards the Neighbourhood Forum endorses the recommendations of the January 2020 report of the Building Better, Building Beautiful Commission chaired by the late Sir Roger Scruton. The following extracts of the Report could have been written about Adel:

"It is widely believed that we are building the wrong things, in the wrong places, and in defiance of what people want. A comprehensive recent study agrees, arguing that about three quarters of new housing developments are mediocre

# CD1: Character and Design



or poor. At a time when there is an acute shortage of homes, there is therefore widespread opposition to new developments.

Large estates of low-quality housing naturally arouse opposition from those whose amenities and property-values they threaten, and precious aspects of our built environment and countryside give rise to a strong desire to protect them from changes that might spoil them”.

Good design also includes building standards. The design of new housing or extensive modification of existing buildings should take into account the environmental challenges we are facing and include insulation, energy efficiency, ecological gains and other similar technologies which go beyond the legal minimum required to provide truly high quality housing. Re-use of existing buildings will also be preferred to demolition and re-build.

---

## Implementation in Adel

Development proposals which propose homogeneous, ‘off the shelf’ design solutions which take little or no account of local characteristics will not be supported.

In areas of limited character interest, development proposals should take the opportunity to create new buildings and areas of distinction on suitable sites.

Modern designs using contemporary and sustainable materials will be supported in such areas, and architects and developers should seek new and creative design solutions which respond to the local context.

Development proposals should respect Adel’s built heritage, including the various listed buildings located within the locality as well as the Conservation Area and its wider setting. However, poor quality replication of existing styles and pastiche designs is discouraged.

---

## Objectives

This policy relates to Objectives 2, 3, 4, 9 and 10.

# CD1: Character and Design

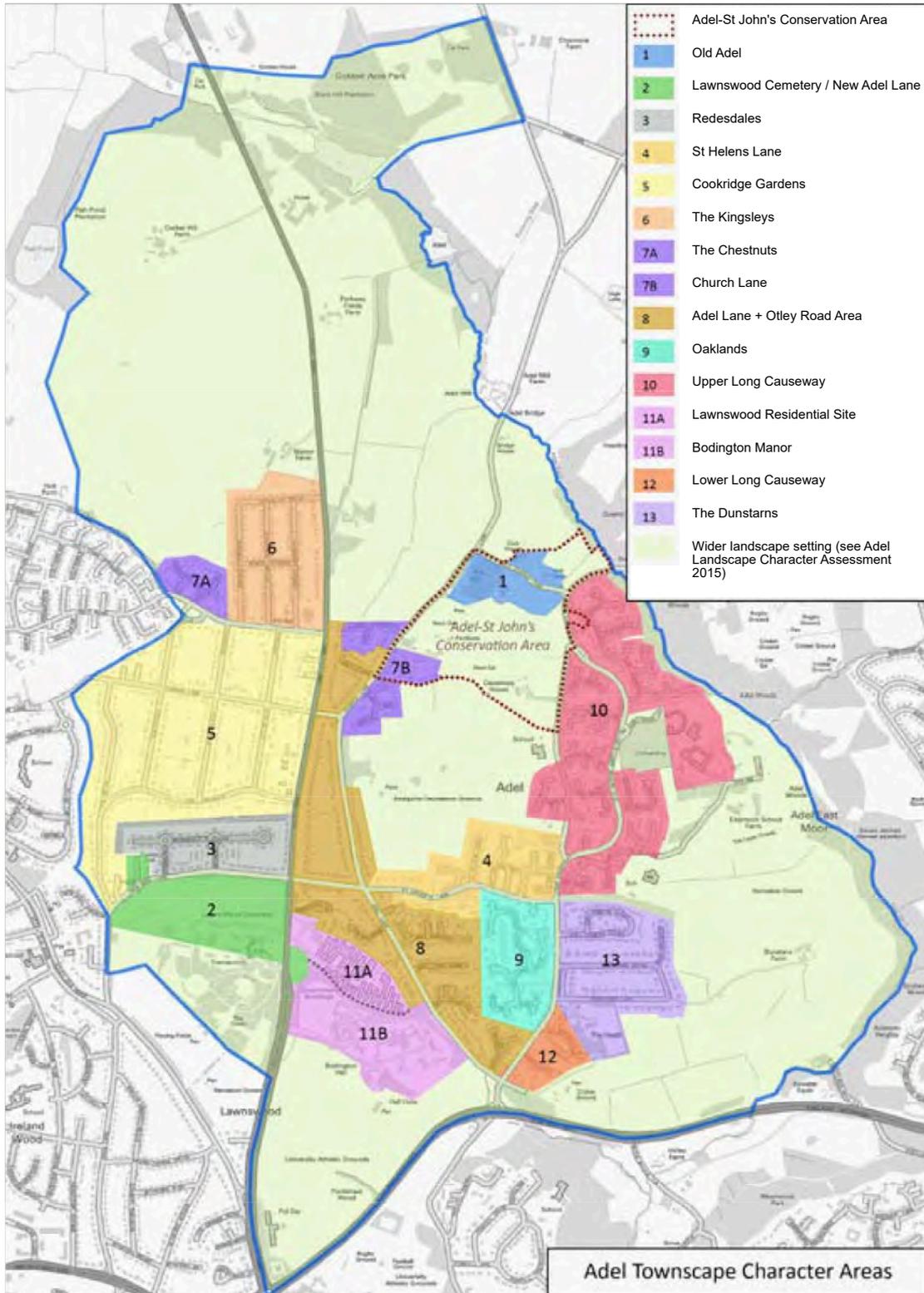


Figure 13 - Character Areas within Adel

# CD2: Key Views



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## Policy

Development proposals should respect the open views and vistas which have been identified as key to the identity of the Adel area. Proposals which would have a significantly detrimental impact on these views and vistas will not be supported.

---

## Detail

Development proposals which would affect any of the key views shown in Figures 14 and 15 should demonstrate how they have considered the impact they will have and what mitigation measures have been taken to integrate the development into the landscape and protect the relevant views.

---

## Intent

Policy CD2 seeks to protect the semi-rural feel of parts of Adel by minimising the impact that new developments may have on the long distance views over fields and wooded areas. Any proposed new development which interrupts these views is likely to be resisted unless it is designed sympathetically in a way that causes the buildings to blend into the sensitive environment.

---

## Justification

Adel benefits from a number of especially distinct and picturesque views which are intrinsic to the local character and unique identity of Adel.

These views are typically associated with (1) the Conservation Area and setting of the Grade I listed Church of St John the Baptist or (2) Adel's wider wooded landscape setting. The following views, the locations of which are shown in Figures 14 and 15, have been identified as being of specific significance to the character of Adel and of particular value to the local community:

1A, 1B, 1C: Views from the northern edge of the Church of St John the Baptist across the wider landscape to the northwest.

2A and 2B: Views looking south from the public footpath along the southern edge of the Conservation Area.

3A and 3B: Views from Back Church Lane towards the Old Stables.

## CD2: Key Views



4: View from Church Lane towards the Church of St John the Baptist.

5: Views north and south along Church Lane.

6: View along public footpath at southern edge of Conservation Area.

7A and 7B: Views from Long Causeway looking west.

8: View across to Meanwood and the Hollies from public footpath at New Rovers cricket ground.

9: View from woodland between Adel Primary School and Adel Towers Court towards Alwoodley

10: View from public footpath and bridleway off Tile Lane looking towards Adel Woods and Alwoodley.

---

### Objectives

This policy relates to Objectives 2, 3, 4, 9 and 10.

# CD2: Key Views

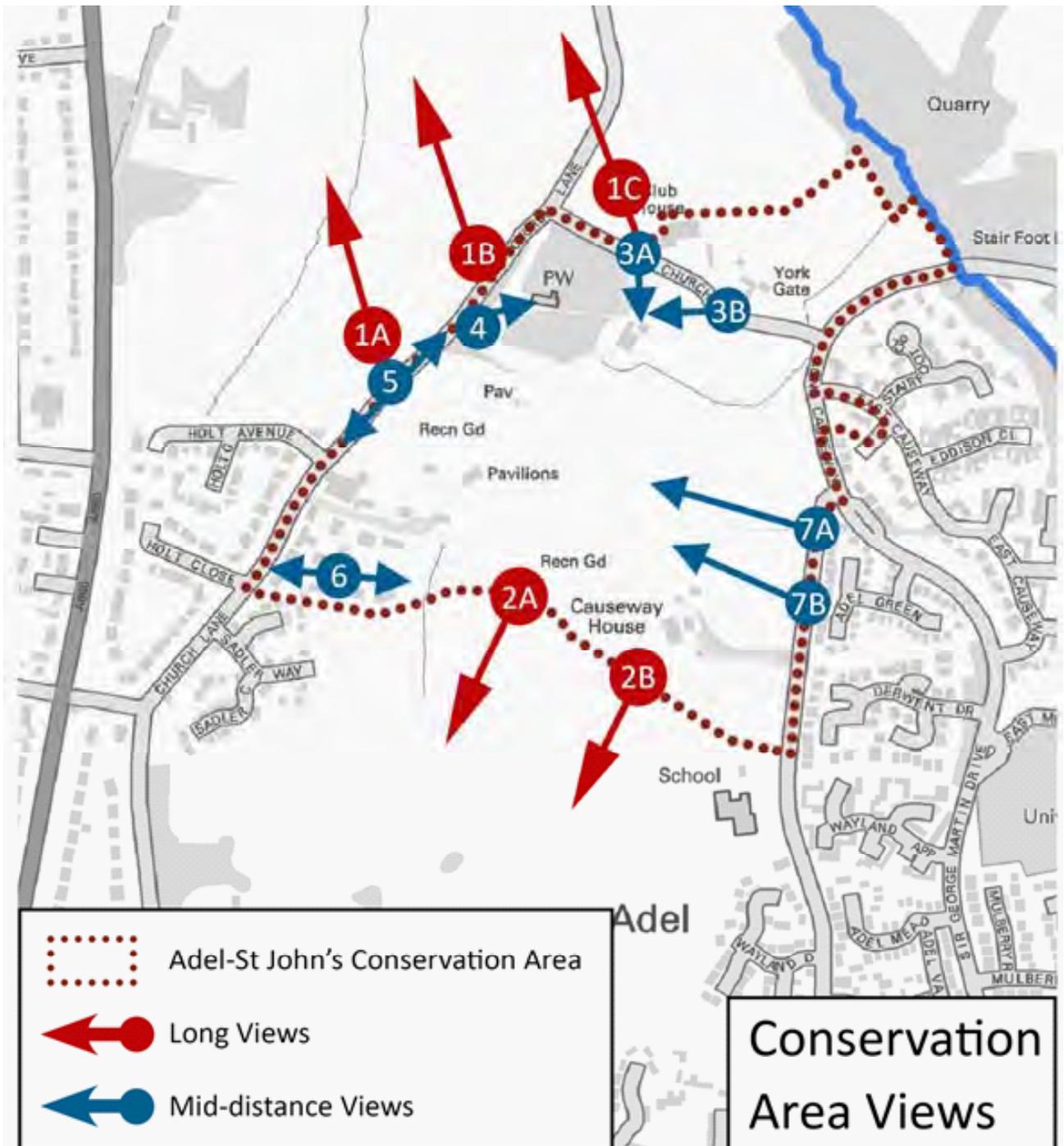


Figure 14 - Conservation Area Views

# CD2: Key Views

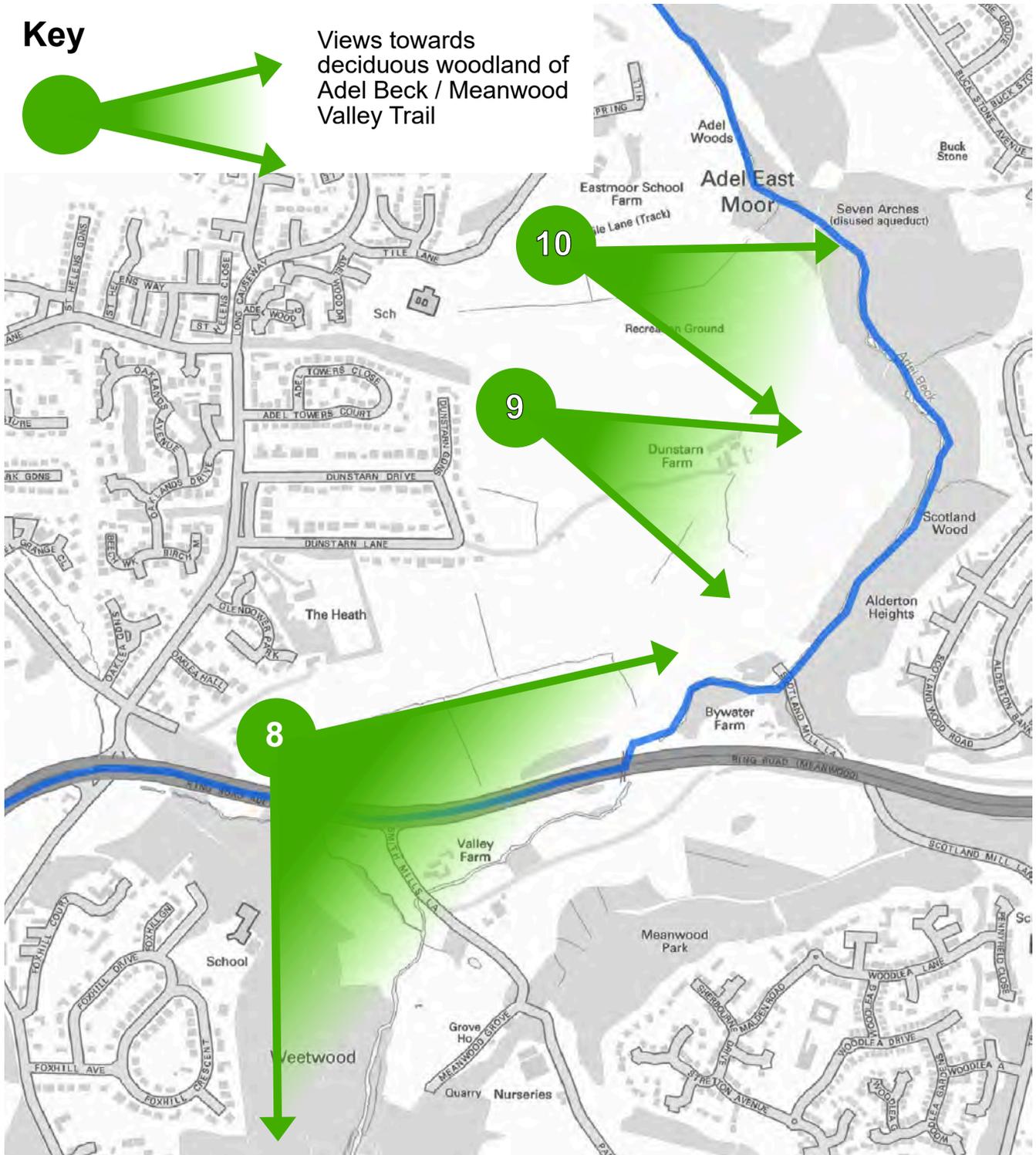


Figure 15 - Key views

# Housing Policies



H1: Housing

60

H2: Housing Type and Mix

63



# H1: Housing



---

## Policy

Subject to considerations set out elsewhere in this Neighbourhood Plan, the principle of residential development will be supported:

1. on sites set out in the adopted Site Allocations Plan; and
2. on infill sites within the boundary of the urban area as shown in Figure 16 where the development proposals contribute toward the achievement of sustainable development and meet the policies of this Plan in conjunction with national policy.

---

## Detail

In the case of large scale development proposals (over 5 dwellings), applicants should demonstrate the sustainable principles of the proposals for the community and in particular that the number of dwellings does not exceed the capacity of transport, educational and health infrastructure.

This Policy recognises that greenfield sites have many environmental and health benefits, including that preserving such sites contributes to the Council's position on addressing the Climate Emergency. Any proposal to develop on a greenfield site must clearly demonstrate that there are special circumstances which justify the environmental impact and should include suitable mitigation measures.

---

## Intent

Policy H1 recognises that, other than in exceptional circumstances, development should not take place on greenbelt or greenfield land while brownfield land is available.

Policy H1 establishes that residential development proposals will generally come forward within the Neighbourhood Plan area in line with the adopted Site Allocations Plan. Additional housing development proposals on brownfield sites located within the existing boundary of the urban area may still be supported if allocated sites are not brought forward within the timescales specified in the adopted Site Allocations plan. All development proposals would also need to meet the other requirements set out in this plan.

# H1: Housing



This policy brings forward into the Neighbourhood Plan the urban area boundary designation from Saved Policy H4 of the 2006 Local Plan as defined on the Leeds City Council Local Development Framework Policies Map (see Figure 16).

---

## Justification

Protection of greenbelt, greenfield land and Adel's wider landscape setting have been emphasised as a major priority by the local community during consultation.

The level and specific location of future housing development in Adel up to 2028 will be determined in line with the Leeds City Council Local Plan via a combination of the adopted Core Strategy and Site Allocations Plan.

The phased release of allocated housing sites is guided by Core Strategy Policy H1 (Managed Release of Sites). Its implications for Adel is that sites with the "best public transport accessibility" and "best accessibility to local services" are likely to be phased for earliest release.

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## Objectives

This policy relates to Objectives 1, 9 and 10.



# H1: Housing

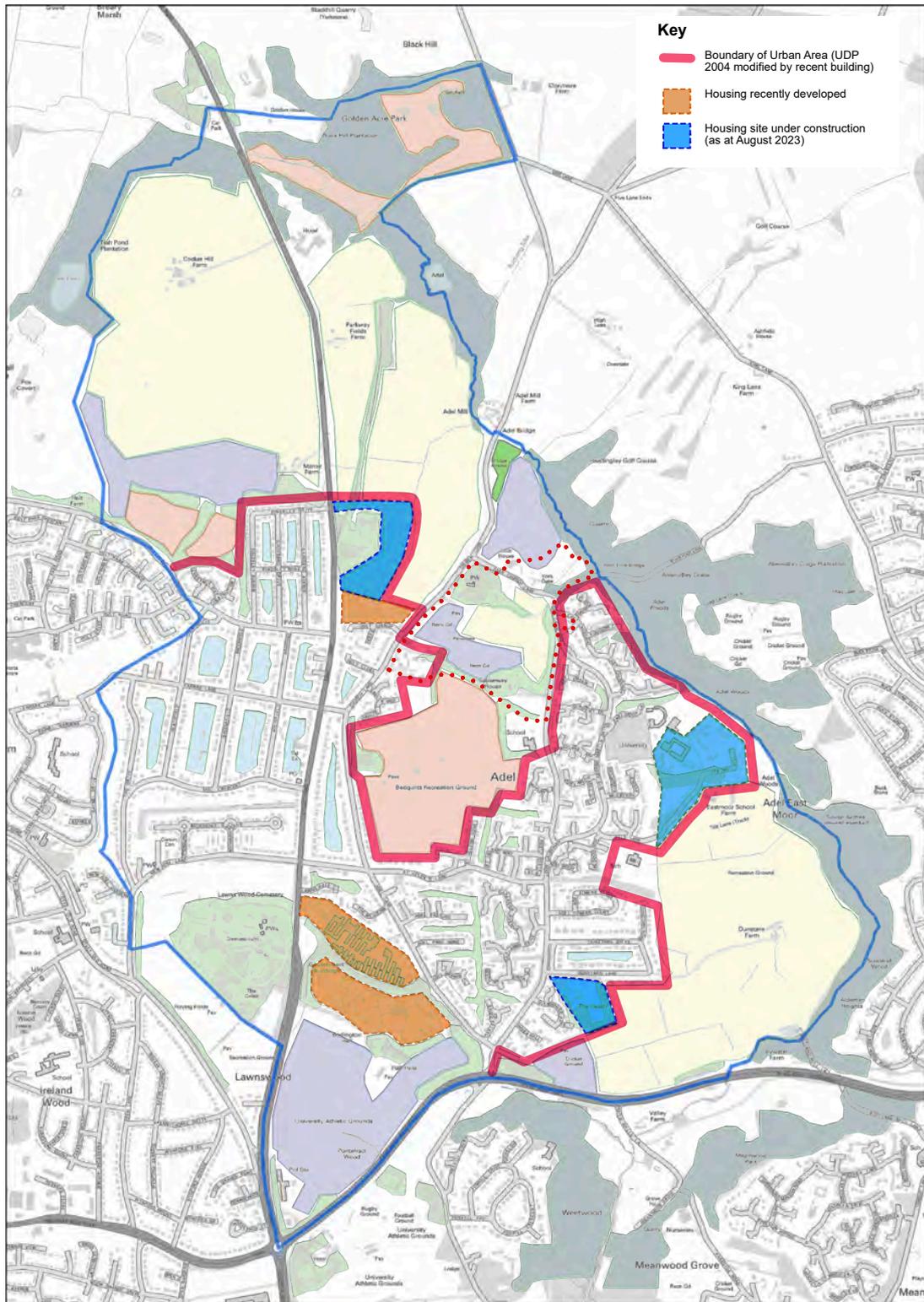


Figure 16 - Extract from Saved Policy H4 (2006 Local Plan)  
Updated to reflect later site developments and showing the boundary of the urban area

# H2: Housing Type and Mix



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## Policy

Residential development proposals should provide a mix of dwelling types and sizes that will contribute towards achieving sustainable communities and will meet local housing needs during the plan period. Housing mix should reflect local need rather than what the developer wants to impose.

---

## Detail

Specifically, regard should be had to the needs of local younger people looking for properties to buy as well as the growing older population seeking suitable accommodation to downsize into.

Overall in the Neighbourhood Plan area, there is a recognised need for a significant proportion of new housing to comprise smaller and medium sized houses with 2 or 3 bedrooms available on the open market. There is also a recognised need for additional bungalows to meet the needs of disabled / elderly residents. New development schemes will be expected to contribute to meeting this need.

---

## Intent

Policy H2 seeks to ensure all new housing development schemes will contribute towards meeting local housing needs as reported in the 2014 Housing Market Assessment undertaken for the Adel Neighbourhood Plan (see Appendix 4).

---

## Justification

As documented in the 2014 Adel Housing Needs Assessment undertaken by re'new, Adel has a high price housing market. It has a population that is affluent but aging. There is evidence of housing need arising from older single people and couples living in properties that are too large for their needs and who want to downsize and release equity from their properties. There is also evidence that housing is needed to attract young 'family building' households currently being excluded from the local market by prices but also by unavailable housing of the right type. Adel's Housing Needs Assessment concludes that a mix of housing is required in the Neighbourhood Plan area aimed at higher income groups, households with moderate incomes seek-

## H2: Housing Type and Mix



ing to trade up, first time buyers and older people seeking to downsize from family homes to smaller properties (either to rent or buy).

The existing and projected needs of the older generation within Adel can be seen from the demographics which shows that the proportion of people aged over 64 is almost 50% higher than for the city as a whole, and the proportion of people who will move into this age bracket over the next 20 years is just over 30% higher than the average for the city as a whole.

<b>Age</b>	<b>Adel and Wharfedale (%)</b>	<b>Leeds Average (%)</b>
Under 15	17.3	17.8
Aged 16 - 24	8.8	15.1
Aged 25 - 44	25.8	28.4
Aged 45 - 64	25.7	23.2
Aged 65 - 84	19.1	13.5
Over 85	3.5	2.1
<b>Household Type</b>		
Families with children	30.7	23.5
Lone Parents	6.2	11.3
Couples under 65 without children	17.0	16.8
Single people under 65	13.7	20.8
Couples over 65 without children	13.4	7.5
Single people over 65	13.9	11.8

The Housing Market Assessment concludes that there is an overall need for 50% of new housing within the Neighbourhood Plan area to be 3 or 4 bedrooms and 50% of homes provided should be 2 bedrooms in order to capture the demand from first time buyers (possibly with assistance through Help to Buy or comparable mechanism) and older households seeking to downsize.

The figures above are based on the latest census figures as described in the Population and Housing Profile section on page 11.

---

### Objectives

This policy relates to Objectives 1, 2, 3 and 4.

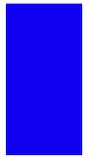
# H2: Housing Type and Mix



# Community Facilities and Green Space Policies

CFGS1: Protection & Provision of Community Facilities	67
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CFGS3: New Children’s Play Area	71
CFGS4: Protection & Provision of Greenspace	73
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# CFGS1: Protection & Provision of Community Facilities



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## Policy

Any proposals to redevelop important community facilities which would have significant adverse impact on the community's usage of those facilities should identify an equivalent alternative provision or demonstrate that there would be a net benefit to the community if consent was granted.

---

## Detail

The following community facilities are identified as particularly important to Adel:

1. The Old Stables, Back Church Lane;
2. Adel War Memorial Association (incorporating Adel Sports and Social Club), Church Lane;
3. Adel Methodist Church, Holt Lane;
4. Adel Methodist Church Hall, Gainsborough Avenue;
5. Adel and Ireland Wood Community Centre, New Adel Lane; and
6. Friends Meeting House, New Adel Lane.

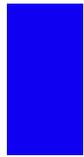
Development proposals which enhance or improve existing community facilities will be supported. Proposals which offer the following types of community activities, of which there is an identified shortage in Adel, will be particularly welcome:

- ▶ opportunities to develop social networks for people who are isolated;
- ▶ promoting community based healthcare and well-being;
- ▶ promoting adult learning opportunities;
- ▶ promoting early years activities for parents, carers and children; and
- ▶ food and craft markets.

Development proposals that will result in the loss or reduction in scale of a community facility will be resisted unless:

- ▶ alternative facilities of equal or better accessibility, size and suitability are provided; or

# CFGS1: Protection & Provision of Community Facilities



- ▶ it can be demonstrated that the community facility is no longer viable.

---

## Intent

Policy CFGS1 seeks to protect and promote improvements to Adel's existing community uses and facilities.

---

## Justification

Para 92 of the NPPF encourages planning positively for the provision of community facilities and supports guarding against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.

Adel benefits from a variety of community services and facilities within the Neighbourhood Plan area, which make an important contribution towards enhancing community cohesion, local health and quality of life, and the retention of these uses is crucial to the continued vitality and well-being of Adel as a community. Policy CFGS1 lists those buildings which have been identified as having a particular importance within Adel's hierarchy of community uses.

In addition to protecting existing community uses, it is also recognised that the improvement and enhancement of these existing facilities will help Adel to meet the future educational, social, cultural, leisure and recreational needs of the local community.

Such development will be complemented by more effective joint working and collaboration between community organisations, and through the sourcing of further funding and investment, to foster a diverse and thriving local community facilities offer for Adel.

---

## Objectives

This policy relates to Objective 12.

# CFG2: Infrastructure Provision



---

## Policy

Elements of development proposals which increase primary school capacity and health service provision in the area will generally be supported.

---

## Detail

These proposals may include those which involve the relocation of the school to a more suitable site where it can be shown to create a more sustainable catchment area and to be of clear benefit to the Neighbourhood Plan area community. Proposals must be accompanied by appropriate measures to cater for increased activity around the sites, ensuring usage can take place without placing unacceptable demand on highway capacity or disruption to local residents.

---

## Intent

The intent is to support the principle of additional capacity in health service and primary school provision in the area as demand has historically been perceived to exceed supply.

---

## Justification

### Schools

The capacity of the local schools to accommodate local children within reasonable walking distance is a key concern to the community, which is reflected in Objective 8: “to have sufficient capacity within primary school provision for Adel, and to allow families within Adel to access their choice of primary school provision”.

The Neighbourhood Plan area is fortunate in being served by two successful primary schools that are popular inside and outside the local community and hence they have, in the past, often been full.

School provision is subject to many different factors, including central government policy, but any increase in local capacity would be welcomed.

The Neighbourhood Plan recognises that a capacity increase might come in a number of forms (extension of existing building, third school built or replacement of an

# CFG2: Infrastructure Provision



existing school with a larger one on a different site) and will support the principle of expansion in one of these ways, subject to the detailed plans put forward.

## Health services

Adel has suffered for many years from a shortage of local GP services. The one surgery within the area (a branch of the Alwoodley Medical Practice) closed in March 2021 and it is now necessary for all residents to travel out of the area in order to see a GP.

It appears that there is little prospect of a new GP surgery within the area being viable but, should a practice be prepared to open a surgery within Adel, this would be welcomed.

A standalone pharmacy is seen as more viable from a business point of view and, if the existing pharmacy is unable to continue as-is, a replacement for the existing facility would be welcomed, whether by appropriate change of use designation for existing retail premises or by building new premises.

---

## Objectives

This policy relates to Objective 8.

# CFGS3: New Children's Play Area



---

## Policy

A development proposal providing for a new gated play area for younger children will be supported in a suitable location that can be easily and safely accessed by the community.

---

## Detail

A number of potential sites have been considered in the past but have either been deemed to be unsuitable or else the landowner has not agreed to the proposal. If a suitable potential site does become available then construction of a play area would be supported provided other considerations such as funding and impact on any immediate neighbours could be dealt with satisfactorily.

---

## Intent

The Neighbourhood Plan seeks the addition of a new play facility to serve the younger population (mainly the under 5 age range) within the Neighbourhood Plan area.

---

## Justification

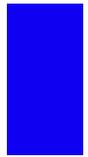
The need for a safe play area for younger children within the Adel community was recognised in the Adel Neighbourhood Design Statement (see Appendix 1 pages 10 and 44).

Policy G3 of the Core Strategy applies a standard of two children and young people's equipped play facilities per thousand population where these facilities are within 720 metres of the play equipment.

The Neighbourhood Plan area is deficient in play facilities by these standards. Whilst on average the existing provision of play facilities across Leeds is 1.94 facilities per 1,000 population of 0 – 16 year olds, the Neighbourhood Plan area which has a population of 1,046 0 to 15 year olds (2011 census) only has one play area at Holt Lane.

The Holt Lane playground is on the very boundary of the Neighbourhood Plan area and relatively inaccessible for most of Adel (beyond reasonable pram pushing distance). No car parking is available at this site.

# CFG3: New Children's Play Area



Other sites have been considered such as Bedquilts Recreation Ground and land to the rear of the Mulberry Estate but residents living close to these proposed sites have objected to these possibilities. Consideration has been given to the inclusion of a play area in the development of the East Moor Reformatory site but as with the Holt Lane site this is on the edge of the Neighbourhood Plan area in close proximity to Adel Woods and so is not ideally positioned.

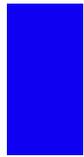
The Leeds City Council Open Space, Sport and Recreation Assessment undertaken in 2011 identifies the Adel area as an optimum location for the provision of a new Children's and Young Persons equipped play facility.

---

## Objectives

This policy relates to Objectives 13 and 14.

# CFG4: Protection & Provision of Greenspace



---

## Policy

Green spaces which do not already enjoy statutory protection but which have particular significance to the local community should be designated as Local Green Spaces.

---

## Detail

Numerous green spaces of significance to the local community already enjoy statutory protection as Green Belt, Conservation Area etc and / or are designated as greenspace within the Leeds Site Allocation Plan. As such, they need not be listed in this policy. However, any proposal to remove any such protection will be resisted and, should any protection be lost, then that protection should be replaced under revision to this policy. The green spaces in question are listed in Appendix 2 and are also shown on a plan in Figure 18. In addition Figure 19 shows the areas designated as Green Belt which are situated within the Adel Neighbourhood Area.

The following green spaces which do not already enjoy such protection have been demonstrated to be of particular significance to the local community and are shown on a plan in Figure 17. They are therefore designated as Local Green Spaces under this policy:

Site 1. fields opposite Adel Church and Headingley Golf Club ( to the east of the beck);

Site 2. Otley Road / Adel Shops Site;

Site 3. land opposite the Willows – from Lawnswood Arms to Kingsley Drive;

Site 4. “Americas Plantation” to rear of The Crescent and Redesdale Gardens;

Site 5. triangle of grass and trees at Heathfield / Holt Lane and Holt Road;

Site 6. Derwent Drive and Adel Green; and

Site 7. triangle of grass at junction of The Crescent and The Drive.

# CFGs4: Protection & Provision of Greenspace



---

## Intent

Policy CFGs4 seeks to ensure that Adel's most valued and significant green spaces are retained and protected from inappropriate development.

---

## Justification

The NPPF enables neighbourhood plans to identify green areas of particular importance to local communities and rule out new development other than in very special circumstances.

The NPPF sets out the following requirements a green area or open space is required to meet in order to be considered suitable for Local Green Space designation:

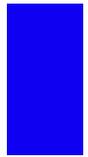
- ▶ is in reasonably close proximity to the community it serves;
- ▶ is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife;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

Each Local Green Space designation contained within Policy CFGs4 has been identified by the local community as being demonstrably special and meeting the requirements of the criteria set out within the NPPF. Full details of this assessment are contained in Appendix 2.

*Site 1. Fields opposite Adel Church and Headingley Golf Course, east of the beck.*

These fields adjoin the Special Landscape Area to the North and Adel Conservation Area to the east. The Conservation Area includes Adel St John the Baptist church, a Grade 1 listed Norman Church which has been described by English Heritage / Historic England as being "of exceptional national importance". English Heritage/ Historic England has advised that these fields should remain undeveloped in order to protect the historic open setting of the Church.

# CFGs4: Protection & Provision of Greenspace



*Sites 2 and 3. Otley Road/ Adel Shops site; Land opposite Adel Willows*

These areas of wide verge in front of the 1930s and 1950s houses creates a pleasing green and spacious aspect when entering Adel along Otley Road from the North which sets the tone for the whole village as being green and well laid out . The land opposite the shops and further south has the potential to be further enhanced by the planting of an avenue of trees and other vegetation, and the inclusion of an appropriate cycle lane.

*Site 4. "Americas Plantation"*

This is an area of unmanaged woodland which provides generous screening between two different housing areas as well as an undisturbed wildlife area ideal for insects and birds. The Eddison Family who owned large tracts of Adel in the 19th century planted trees (near New Adel Lane) in 1865, to mark the end of the American Civil War, and in 1866, members of the family were able to visit Quaker relatives in New York, Philadelphia and Washington.

*Site 5. Triangle of grass and trees at Heathfield/ Holt Lane and Holt Road*

As well as being a significant amenity to residents of the adjoining houses, this triangle is another example of a pleasant green feature on a main route into Adel which introduces the green and open character of the village.

*Site 6. Derwent Drive and Adel Green*

Located off Sir George Martin Drive this is an unmanaged woodland copse that forms an integral part of the local landscape and provides a local habitat for insects and birds.

*Site 7. Triangle of grass at junction of The Crescent and The Drive*

This small landmark is a quintessential leafy feature of the Cookridge Gardens Estate where a T-junction splits in a picturesque manner round the tree planted triangle.

*Site 8. Space at the junction of Long Causeway and Sir George Martin Drive.*

This land is on the junction of Long Causeway and Sir George Martin Drive and was part of the highway until the junction was created with the construction of Sir George

# CFG4: Protection & Provision of Greenspace



Martin Drive. It is regularly used as a local meeting place and, as at the time of writing, a group of residents are hoping to gain support from the Council for installation of a bench and planters.

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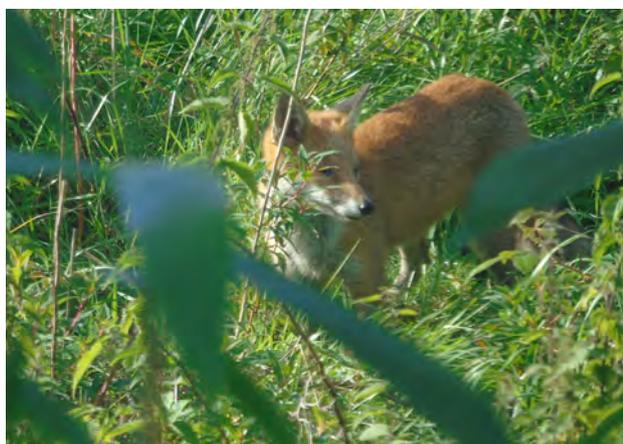
## Fields to the south of Dunstarn Lane

This area was removed from Green Belt in the Site Allocations Plan and allocated for housing but the process for that removal was successfully challenged in the high court. At the time of writing the Council is proposing to return the land to Green Belt but this is not yet final. If its Green Belt status is not reinstated then the Neighbourhood Forum will seek to have it listed as a Local Green Space.

---

## Objectives

This policy relates to Objective 10.



*Deer and fox photographed in the area.*

# CFGs4: Protection & Provision of Greenspace

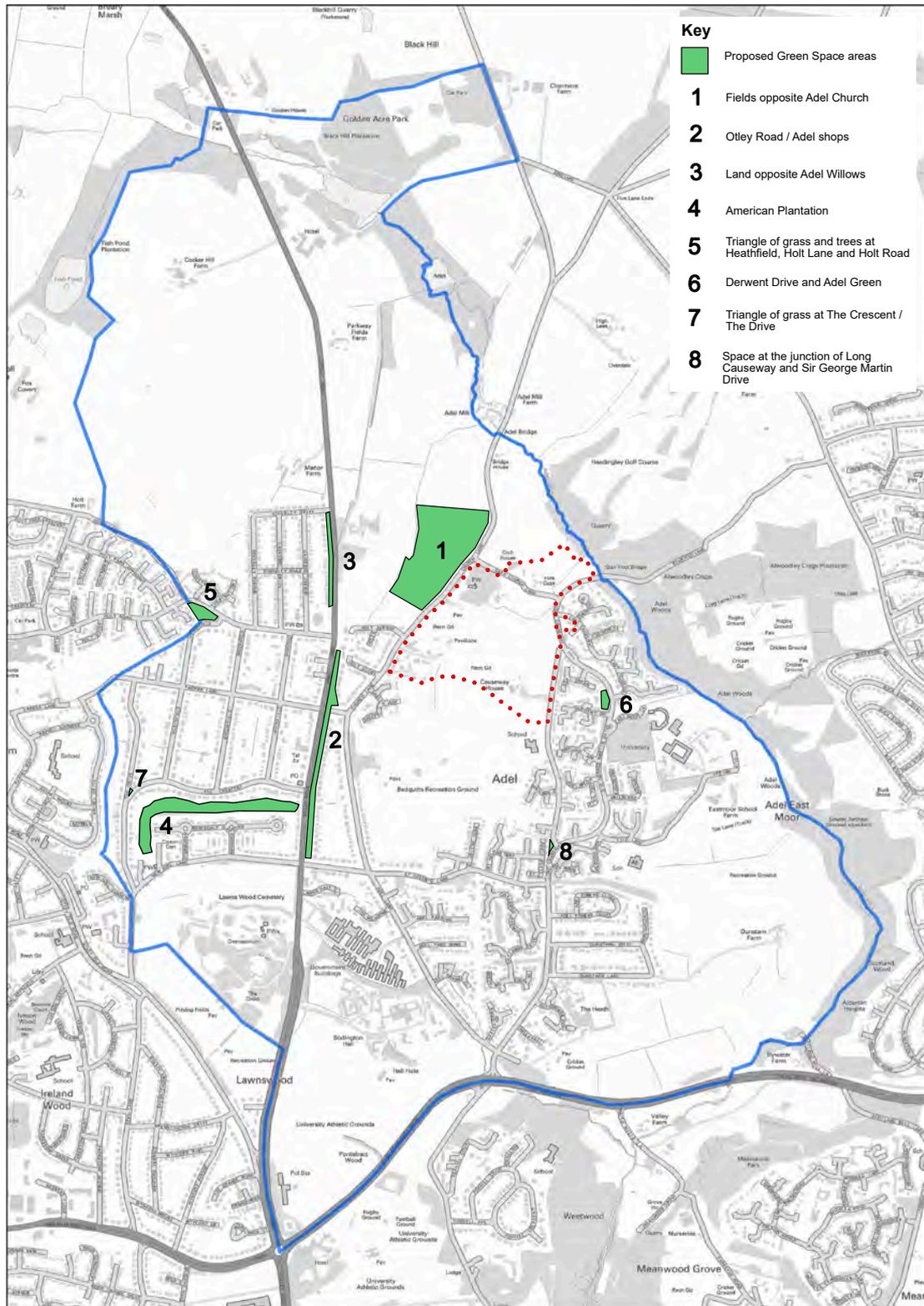


Figure 17: Location of Proposed Local Green Spaces within Adel Neighbourhood Area

# CFGs4: Protection & Provision of Greenspace

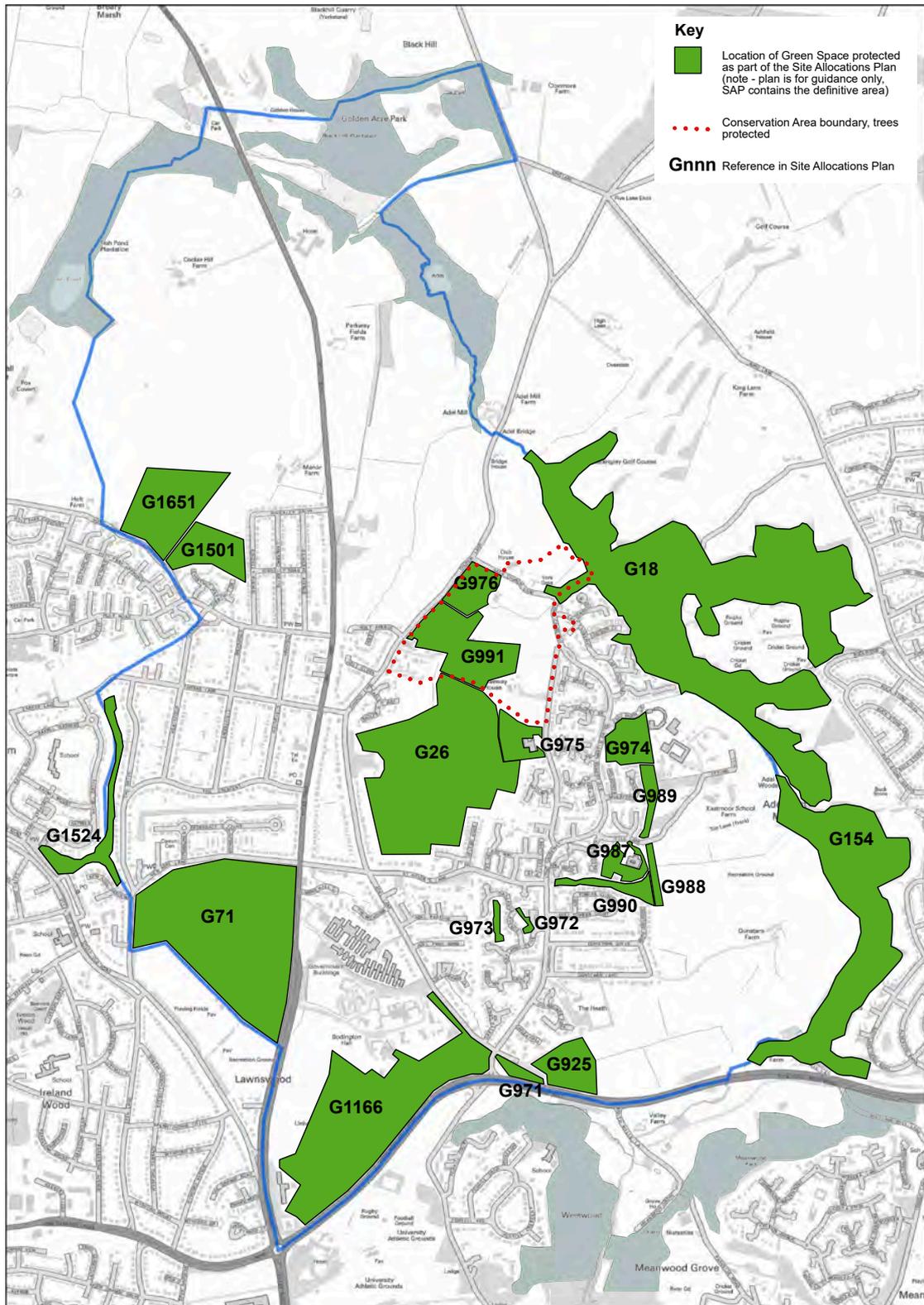


Figure 18: Location of Green Spaces within Leeds Site Allocation Plan

# CFGs4: Protection & Provision of Greenspace

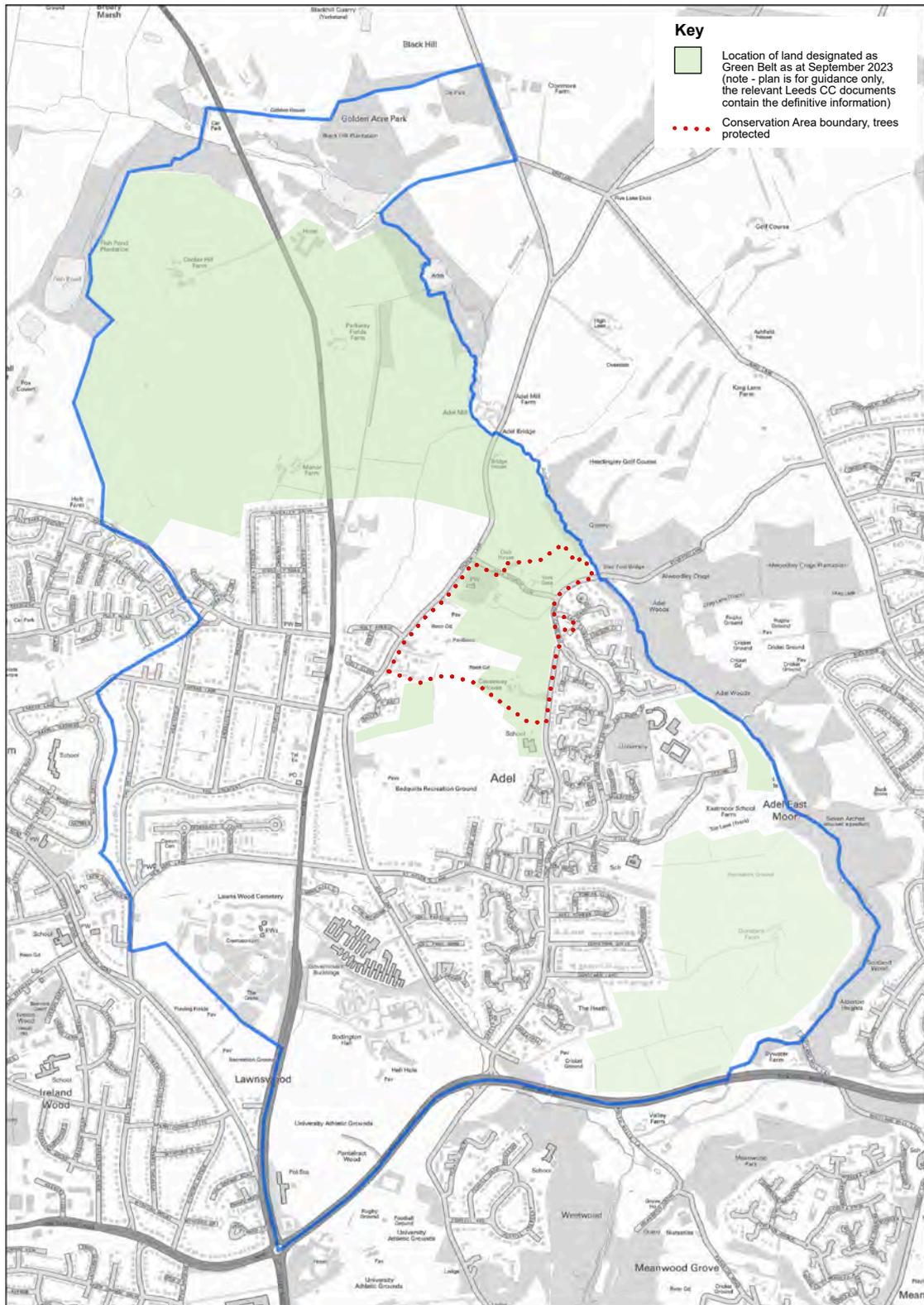


Figure 19: Location of Green Belt within Adel Neighbourhood Area

# CFGS5: Local Green Infrastructure Network



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## Policy

Support will be given to proposals which would add to or improve the existing network of cycle routes (Figure 23) and footpaths (Figure 20). Developments which introduce the proposed cycle links, as denoted within Figure 23, will be particularly welcome.

---

## Details

Development proposals should be designed to create natural surveillance of footpaths and cycle ways and such routes should benefit from satisfactory lighting to ensure they feel safe and secure.

Development proposals coming forward within or adjoining areas defined as the Adel Local Green Infrastructure Network, as shown on Figures 17 and 18, should seek to ensure that:

- ▶ the green infrastructure/corridor of the land is retained and improved;
- ▶ a landscaping scheme is provided which deals positively with the transition between development and any adjoining open land;
- ▶ the opportunity is taken to increase appropriate species of woodland cover in the Neighbourhood Plan Area;
- ▶ there is appropriate provision for, and retention of, biodiversity and wildlife; and
- ▶ opportunities are taken to protect and enhance local routes as shown on Figures 19 and 22 through avoiding unnecessary diversions and by adding new links.

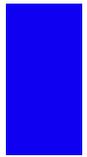
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## Intent

This policy seeks to ensure that Adel's existing pedestrian and cycle network is retained and enhanced further, both through improvements to the existing network and also through the introduction of new pedestrian and cycle links.

Adel is a walkable and cyclable community. It is seen as important that existing walking and cycling routes that cross the community and link it to surrounding countryside and green spaces are protected and that improvements

# CFGS5: Adel Local Green Infrastructure Network



and extensions to this 'local green infrastructure network' are implemented.

---

## Justification

Core Strategy Policy G1 provides for the enhancement and extension of the strategic green infrastructure across the area of Leeds.

The green infrastructure corridors are regarded as important for wildlife, local distinctiveness and character whilst also enabling communities to access green spaces including the open countryside close to where they live.

Part of the strategic green infrastructure falls within the Neighbourhood Plan area as shown on Map 16 of the Core Strategy. Policy CFGS5 adopts the approach taken in Core Strategy Policy G1 but provides additional specific detail in relation to the local green infrastructure within the NP area. This is particularly important and relevant given the emerging strategic site allocations.

---

## Objectives

This policy relates to Objectives 5, 6, 10 and 11.



# CFG5: Adel Local Green Infrastructure Network

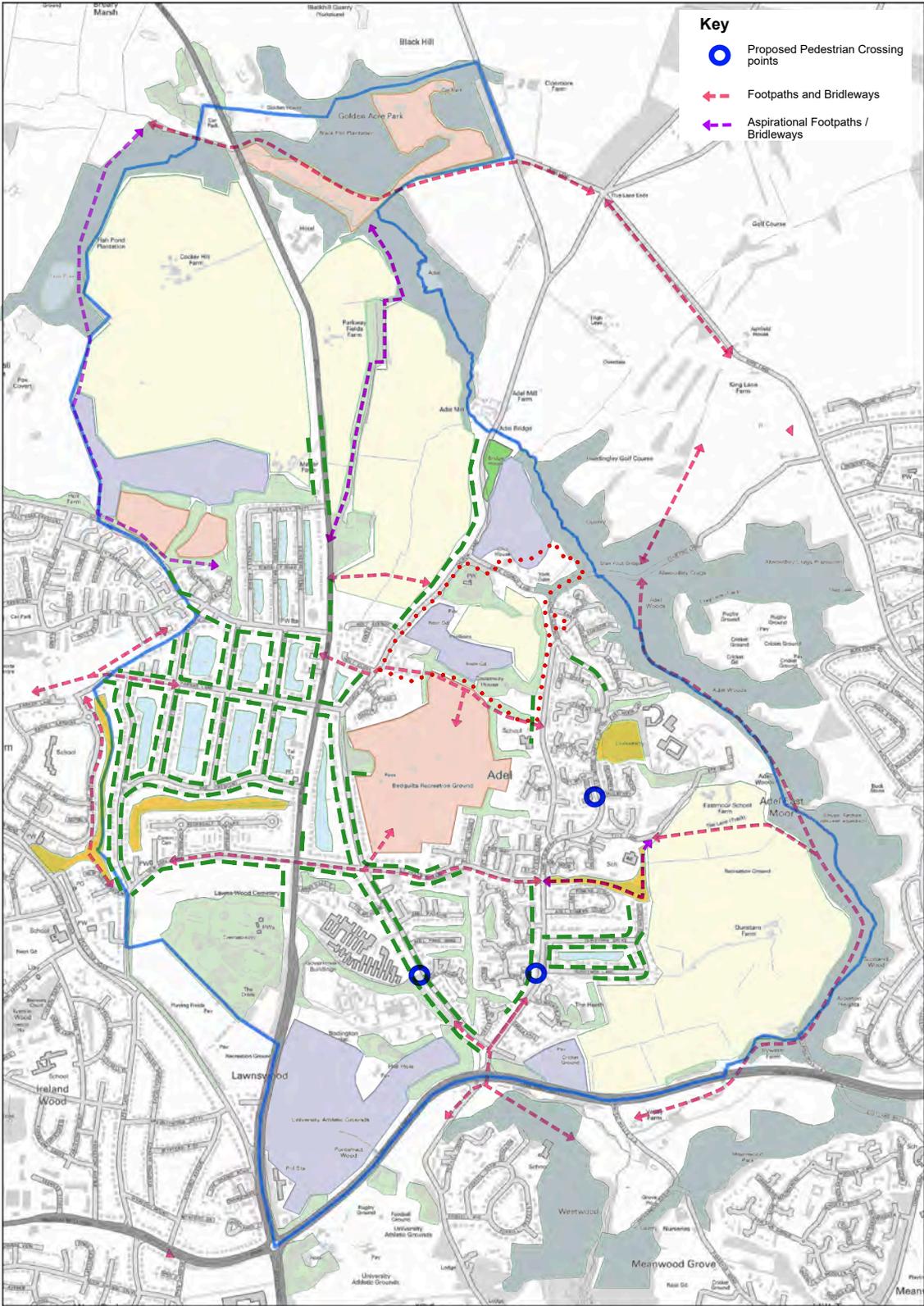


Figure 20 - Green Infrastructure - Footpaths

# Retail and Business Policies



RB1: Adel Shopping Parades

84

RB2: Proposals for Hot Food Takeaway Use

87

RB3: New Business Centre

89



# RB1: Adel Shopping Parades



---

## Policy

Proposals which enhance the range of local shops, services and facilities and create jobs strengthening the vitality and viability of the shopping parades will generally be encouraged.

---

## Detail

Businesses located in the Neighbourhood Plan area which serve the general public provide very useful support to local residents and the community. The main locations for these businesses are the Adel Shopping Parades (as shown in Figure 21) and within these areas improved retail, hospitality or service facilities will generally be welcomed.

Such proposals should meet the following criteria:

- ▶ individual proposals will not generate unacceptable noise, fumes, smells or other disturbance to neighbouring properties;
- ▶ access arrangements, deliveries and off-street parking can be satisfactorily provided without impacting on surrounding residential and non-residential uses; and
- ▶ proposals should respect the local character of the area. The quality of the amenities and facilities should strengthen our sense of community; as described in the Vision and Objectives section above.

Environmental improvements initiated by local businesses (such as greening measures or public electric charge points) would generally also be welcomed.

---

## Intent

The intent of this policy is to protect and enhance the range of shops and services serving the Neighbourhood Plan area.

---

## Justification

Adel is essentially a prime residential area and a much sought after location. However it is generally agreed that local shops and services provide great support to local residents, turning the area into a community, rather than a

# RB1: Adel Shopping Parades



dormitory area. They offer convenient facilities which save residents from incurring considerable travel costs and time.

Having facilities close to housing also means that residents are much more likely to use sustainable means of transport (walking or cycling) with associated reductions in carbon and other harmful emissions. This also gives more opportunities for residents to meet each other, with associated social and mental health benefits.

Shops and services within the Adel Shopping Parades include the Adel Co-op food store and Post Office, three restaurants, three takeaways, local butcher, a pub, two petrol stations with stores on-site, hair and beauty salons, and various health services including a dentist, physiotherapist and optician. Professional services include two accountants and an estate agent.

There are also other physical businesses within the Neighbourhood Plan area but not located in the shopping parades including a hotel, Sports and Social club, florist, stone mason, health services including a chiropractor, York Gate Garden cafe and shop and a newsagent.

The shops and services within the Neighbourhood Plan area are an important part of the infrastructure, supporting not only residents but local businesses too as noted above.

Information received from Residents at our Open Day on 20th April 2013 indicated a need for a greater variety of shops in the area in particular a greengrocer and bakery were cited. There were strong objections to more takeaways see RB2.

---

## Objectives

This policy relates to Objectives 7 and 15.

# RB1: Adel Shopping Parades



Figure 21 - Shopping Parade Areas

# RB2: Proposals for Hot Food Takeaway Use



---

## Policy

Local Adel businesses include a number of hot food takeaway establishments. Additional ones should not be approved but existing premises could be replaced with similar alternatives.

---

## Detail

Hot food takeaways are not included in the new general Class E but are defined as 'Sui Generis' and are treated as individual cases.

All the considerations related to retail and business proposals that were set out in Policy RB1 also apply to hot food takeaways, but there is particular sensitivity regarding nuisance to local residents in the areas of smells and noise from increased footfall and vehicle traffic in the evenings when residential areas are generally quieter. Proposals for hot food takeaway use will not be supported unless they demonstrate how the impacts on nearby residential areas will be mitigated.

---

## Intent

The intent of this policy is to preserve a well balanced and active retail sector within Adel throughout the daily cycle, to reflect the community's concerns regarding health and well-being and to avoid foreseeable disturbances at anti-social hours.

---

## Justification

There are currently three hot food takeaway units within the Neighbourhood Plan area. A disproportionate increase in the number of hot food takeaways would be inappropriate as it would detract from the viability and vitality of the Adel Shopping Parades during day time trading hours and potentially undermine the existing character of the Neighbourhood Plan area.

This would also support Leeds City Council Health policies on public health and their relevance to obesity: "The Council has set itself the objective to support the improved public health and well-being of Leeds' residents and workforce".

# RB2: Proposals for Hot Food Takeaway Use



At the Open Day Forum in April 2013 residents recorded "no more fast food outlets". The Adel Neighbourhood Design Statement revised in April 2014 recorded "In recent years there has been an increase in takeaways. 68% of residents were concerned about this change of use of shops".

Furthermore, allowing more hot food takeaways would be contrary to Leeds City Council ambitions (which are supported by the Neighbourhood Forum) to promote longer and healthier lives and reduce obesity.

The Royal Society of Public Health's Report on the High Street in 2015 was particularly critical of unhealthy businesses, and fast food outlets in particular. The RSPH advocates a five per cent limit on fast food outlets on every high street and the situation in Adel already exceeds this figure by a significant margin. The Report argues that residents' lives are being cut short by unhealthy high street shops and this clearly impacts on well-being, community life and economic activity.

There should be a presumption that any Planning Applications for additional hot food takeaways should be rejected unless there are strong and convincing reasons for granting consent. If a takeaway does close and a Planning Application is submitted for a change of use in a different unit to allow a replacement business to open then this could be considered, provided again that there were strong and convincing reasons for granting consent, including consideration as to whether this would lead to an increase in the total number of hot food takeaways in the Neighbourhood Plan area.

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## Objectives

This policy relates to Objectives 7 and 15.

# RB3: New Business Centre



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## Policy

New proposals for a local business or enterprise centre delivering services to support Adel's community of small businesses (such as shared office space for short to medium term hire, meeting spaces, virtual office facilities, access to business information, advice, training and networking meetings) are encouraged and would be supported providing that the proposal is consistent with other planning considerations set out in this Plan.

---

## Detail

Development proposals must be provided with adequate off street parking provision so as not to exacerbate existing parking congestion and should not result in the loss of an important retail or other business service.

---

## Intent

The Neighbourhood Forum is keen to support Adel's sizeable business community in whichever way it can and has identified the particular possibility of developing a local business centre offering services such as short term office lets, meeting spaces, virtual office facilities and a café at a suitable location or utilising existing local facilities for these purposes.

Adel is known primarily as a residential area but the Neighbourhood Forum would like to encourage a balance in the area. The presence of local retail and other businesses will help to minimise longer trips and encourage travel by sustainable means, thus helping to address the climate emergency declared by the Council and wider public concerns.

Instead of a dedicated business centre this need might be addressed by a more business-oriented general facility, such as a cafe with a dedicated business 'section' with additional features, such as high speed printing, where mobile or home workers would be able to work for short periods.

---

## Justification

The Forum's research utilising Leeds City Council, Business and IP Centre on its FAME database (February 2021) showed that in the LS16 postcode area there are

# RB3: New Business Centre



1761 'active' companies of which 91 have over 10 employees and 358 have between 2 - 9 employees.

The precise numbers of businesses operating in Adel will be different to this for a number of reasons. For example, a company may register in one location and operate in another (for instance, at their accountant's address). However, this and other sources show that a significant number of small and micro businesses do operate in Adel and this number would be expected to increase if better support and networking services were available.

Our survey back in October 2013 indicated that one fifth of respondents indicated frequent or occasional home working with a likelihood that this would increase. Since then there has been a national trend towards increasing opportunities for staff to work from home and this trend has accelerated to a totally different level during the Covid lockdowns. It is clear that the level will be much higher than it was previously.

---

## Objectives

This policy relates to Objective 15.

# Highways and Traffic Policies



HT1: Traffic Congestion

92

HT2: Retail Car Parking

95

HT3: Improved Cycling and Pedestrian Connections

98



# HT1: Traffic Congestion



---

## Policy

New development proposals should aim to reduce congestion by encouraging the use of public transport, walking and cycling in preference to the use of private cars.

---

## Detail

Adel is subject to traffic congestion as a result of traffic traveling from further afield but Adel also contributes to that congestion as it moves through the Headingley Corridor into Leeds.

Any development that generates significant amounts of movement should be required to consider (through a transport assessment) the impacts on local junctions and pinch points. Where potential significant impacts are identified these will need to be mitigated against. A travel plan should in such cases also be required as a tool to facilitate the implementation of transport management measures. Such a plan must be realistic as to the ability and willingness of residents to follow it; making allowance for those who are unable to use alternative transport options and not making blithe assumptions about residents' willingness to use less convenient forms of transport when they have a car available.

Traffic traveling through or from Adel should be encouraged by new or revised highways infrastructure to enter Otley Road at the earliest opportunity, minimising rat-running along local roads not designed for heavy traffic, such as Church Lane, Adel Lane, Long Causeway and the Cookridge Gardens Estate roads..

New developments should be designed so as to avoid their use as rat-runs and avoid driving vehicular traffic into creating new rat runs on existing roads.

All development proposals should be designed so as to minimise conflicts between traffic and cyclists or pedestrians and where practical priority should be given to pedestrian and cyclist movements. In doing so, particular regard should be given to:

- ▶ the peak / school time traffic congestion along Adel Lane / Church Lane / St George Martin Drive and Long Causeway; and

# HT1: Traffic Congestion



- ▶ the need to secure safe crossing points across Adel Lane/Church Lane and the Otley Road along the key pedestrian links as shown on Figure 20 - Key Footpath Routes.

---

## Intent

It is important that the traffic impacts of new development proposals are carefully managed and where necessary mitigated against so as to ensure the efficient and safe movement of vehicles, pedestrians and cyclists.

---

## Justification

Traffic was consistently highlighted as an issue in local consultation in 2013. 84% of respondents in October 2013 said there is too much traffic going through Adel, with a similar number concerned regarding road safety. Access to the city and good bus and road links are frequently cited as 'good things' about Adel in terms of access to the city.

Church Lane/Adel Lane and the Otley Road are crossed regularly by pedestrians on the way to and from school and to and from local shops. The key pedestrian links are shown on Figure 20 and include a route which crosses Church Lane near the Holt Close junction for those using the pedestrian route through or north of the Bedquilts Recreation Ground.

It also includes a route along St Helen's Lane further south which crosses Adel Lane and Otley Road just south of the Bedquilts Recreation Ground. Conflict between vehicular and pedestrian traffic currently arises at the northern pedestrian crossing points due to the fast approach of cars traveling from the north into the urban area.

Traffic calming measures have now been installed on Church Lane but other pedestrian safety measures may be needed in the event of traffic movements increasing as a result of new development. The traffic impacts of all development proposals will need to be planned / managed / designed carefully so as to facilitate the safe and easy pedestrian access in and around the Neighbourhood Plan area during the Plan period.



The approach taken here is entirely consistent with national planning policy which seeks to promote sustainable transport - see particularly Paragraphs 102 to 104 in the NPPF.

Policy will require the protection, improvement and extension of an identified network of green infrastructure links within Adel.

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## Objectives

This policy relates to Objectives 1, 5 and 6.

# HT2: Retail Car Parking



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## Policy

Loss of existing off street parking provision serving the Adel Shopping Parades will not be supported unless replaced with additional parking provision in a suitable nearby alternative location.

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## Detail

The provision of improved car parking to support the shops, businesses and services in the Adel Shopping Parades will be welcomed provided that:

- ▶ it is designed sensitively so as to respect the character of the area as described in the Adel Neighbourhood Design Statement (see Appendix 1);
- ▶ it does not impede safe and attractive pedestrian and bicycle access to the shops, businesses and services; and
- ▶ it will not result in a greater level of congestion at local junctions and pinch points.

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## Intent

It is the intention of the Neighbourhood Plan to retain existing parking provision and to encourage the creation of suitable additional spaces.

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## Justification

The retail frontages on the west side of Otley Road attract both local and passing shoppers.

The lack of suitable parking spaces to service these units is a concern identified through community consultation.

There are currently parking issues for customers of shops with retail frontages on the northern part of Otley Road where motorists park on the pavements.

In the southern part of Otley Road the Cooperative shop is a much valued and popular facility for residents and passing trade. However their car park (location 1 in Figure 22) is busy at peak times and lunchtime and is narrow and inadequate for the resulting traffic. Motorists searching for a parking place have to undertake dangerous manoeuvres affecting other vehicles as well as pedestrians, many of

# HT2: Retail Car Parking



whom are elderly local residents. Nearby parking space in The Crescent is similarly occupied.

Off street parking outside the parade shown in location 2 in Figure 22 still tends to be fully used as well.

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## Objectives

This policy relates to Objectives 7 and 15.

# HT2: Retail Car Parking



Figure 22 - Shopping Parade Areas - parking

# HT3: Improved Cycling and Pedestrian Connections



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## Policy

Where possible new developments should include new cycling and pedestrian links or enhancements to existing ones.

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## Detail

Cycling and pedestrian infrastructure through and from Adel requires considerable improvement to become safe and fit for purpose. The following will be supported:

- ▶ Improvements to cycling and pedestrian infrastructure through, within and outwards from Adel;
- ▶ Safety measures, such as additional pedestrian crossings, to encourage children to walk and cycle to school; and
- ▶ measures to encourage people of all ages to walk and cycle within Adel rather than travel by car.

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## Intent

Policy HT3 seeks to ensure that the cycling and pedestrian infrastructure through, within and from Adel becomes safe and fit for purpose.

Policy HT3 also seeks to protect and enhance leisure cycling and walking routes in Adel, in particular making community assets such as Golden Acre Park, Paul's Pond and Adel Woods more easily and safely accessible.

Policy HT3 also recognises the desirability of young people traveling to school by bicycle or on foot rather than by car, both to reduce traffic congestion and to provide safer and healthier travel to school.

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## Justification

Policy HT3 seeks not only to help to reduce peak hour traffic flows but also to reduce the environmental impact of traffic and promote healthier, more active lifestyles amongst the local population.

It is recognised that cycling for Adel residents encompasses wider journeys outside the Neighbourhood Plan area and that cycling provision for Adel is inextricably linked with the cycling provision in adjoining areas. Leeds Outer Ring Road presents a major obstacle to cyclists

# HT3: Improved Cycling and Pedestrian Connections



traveling south from Adel. We therefore consider it appropriate to comment even though the Ring Road is outside the Neighbourhood Plan area. Crossing the Ring Road at Lawnswood roundabout is a major hazard for both cyclists and pedestrians and this junction must be revised as a matter of priority to provide safe crossing by bicycle and on foot.

There is no safe route by bicycle either east or west from Adel. Shared two-way cycle and footpaths should be provided on the side of the Ring Road heading east and west from Lawnswood.

Within Adel, many of the through routes carry heavy volumes of vehicular traffic. Policy HT3 recognises that provision is needed to enable residents to be able to travel safely on foot or by bicycle to school or to other local destinations.

Policy HT3 recognises that the existing cycle infrastructure within Adel requires significant improvement. The provision of a segregated cycle way along the length of Otley Road coupled with safe crossing points on Otley Road will make Adel more accessible and safer for all by bicycle and on foot.

Provision for bicycles to be locked securely at local shops, parks and other destinations will also be supported.

Policy HT3 seeks to ensure that Adel's pedestrian network continues to thrive and play a key role in Adel's movement hierarchy, whilst recognising that there is scope for improvement, particularly in the provision for safer crossing of Adel's busier roads and Policy HT3 makes recommendations for additional pedestrian crossings.

In addition to the existing and already planned provisions for crossing Otley Road, additional pedestrian and cycle crossing provision (whether in the form of pedestrian crossings, centre islands or otherwise) is required on Adel Lane, Long Causeway and Sir George Martin Drive (see Figure 20).

Any schemes by the two existing primary schools in Adel to reduce children being taken to school by car, thereby

# HT3: Improved Cycling and Pedestrian Connections



enhancing the safety of those who walk or cycle, will be supported.

Space has been reserved for a school at the Elysian Fields development site adjacent to Otley Road. School-related vehicular traffic onto any part of the new development should be strictly limited and greater use of Church Lane discouraged.

Other new development proposals should add to or improve the existing network of cycle routes and footpaths.

Adel does benefit from a highly valued network of footpaths and bridleways (Figure 20), which are used both for travel purposes and for leisure. These contribute significantly to the quality of the local environment, offering residents and visitors alike the opportunity to move through the Neighbourhood Plan area using more sustainable modes of transport.

Core Strategy Policy G1 provides for the enhancement and extension of the strategic green infrastructure across the area of Leeds.

Development should ensure that existing green infrastructure and/corridors are retained and enhanced with appropriate provision for biodiversity and wildlife.

Development proposals should be designed to create natural surveillance of footpaths. Within suburban areas there should be adequate lighting to ensure that residents feel safe and secure. However, lighting will not be supported in rural parts of Adel where it may be unnecessarily urbanising and detrimental to biodiversity and wildlife.

Landscaping schemes should deal sensitively with the transition of any footpath from the development and any adjoining open land, taking care to avoid the erosion of the green environment

In addition to facilitating pedestrian movement within the Neighbourhood Area, the existing network of footpaths also provides direct links into Adel's wider rural setting, providing easy access into the countryside and to a wealth of outdoor leisure and recreation pursuits. Securing and enhancing routes for recreation will be supported. In par-

# HT3: Improved Cycling and Pedestrian Connections



ticular, safe, enjoyable and well signposted walking and cycling routes to the following community assets will be particularly welcomed:

- ▶ Golden Acre Park;
- ▶ Paul's Pond; and
- ▶ Adel Woods.

(See Figures 19 and 22.)

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## Objectives

This policy relates to Objectives 5, 6 and 11.

# HT3: Improved Cycling and Pedestrian Connections

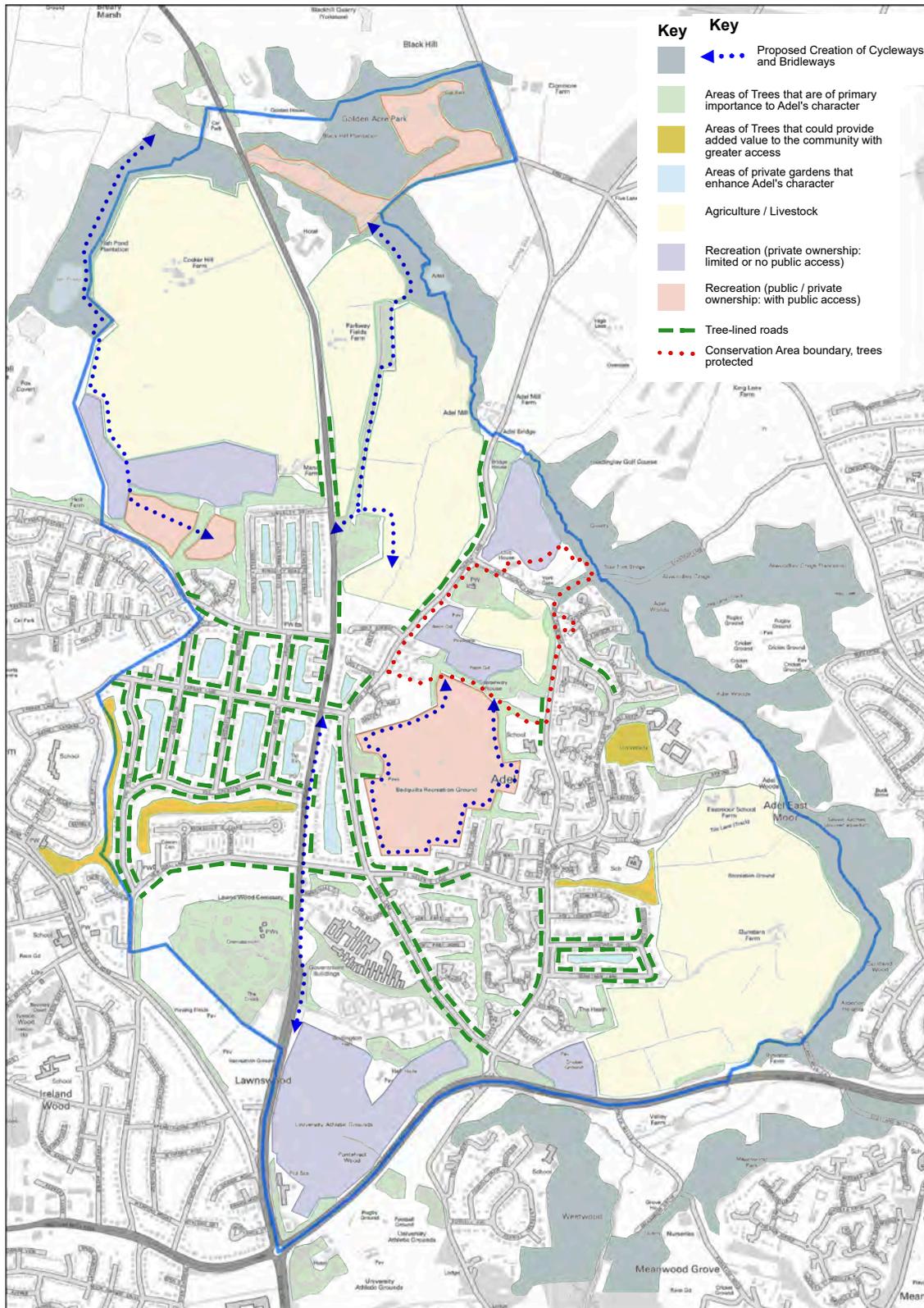


Figure 23 – Improvements to Cycle connections

# Implementation



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## Introduction

The Neighbourhood Plan has been prepared by the Adel Neighbourhood Forum with input from local residents and businesses. Prior to the adoption of the Plan the Neighbourhood Forum has been involved in reviewing planning applications for the locality and, where appropriate, commenting on applications based on the principles in the emerging Plan and the views expressed by residents.

Following adoption of the Plan the Neighbourhood Forum expects to continue to monitor and comment on local planning applications, in particular by pressing Planning Officers at Leeds City Council to take account of the principles set out in the Plan when considering planning applications in the area.

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## Monitoring

Since its formation the Neighbourhood Forum has commented on planning applications in the area where there is an interest for the wider community. Typically this has meant larger developments although occasionally comments have been submitted in relation to individual properties where these would set an unwelcome precedent or breach an important principle.

The Neighbourhood Forum will continue to review planning applications but with the benefit of having the adopted Neighbourhood Plan to assess applications against.

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## Commenting on Planning Applications

Where a planning application would be of interest to the wider community the Neighbourhood Forum will generally expect to submit comments to the relevant Planning Officer within the Council. These comments may be supporting applications which propose development in accordance with the policies set out in this Neighbourhood Plan, or objecting to applications which contravene those policies. It is also quite possible that some aspects of an application may be supported while objecting to other elements.

Residents should bear in mind that the Council is obliged to take account of the policies in this Plan when assessing an application but consent may still be given to an applica-

# Implementation



tion which contravenes one or more of these policies if other factors justify it.

As well as providing written comments on applications the Forum may also ask to speak on behalf of the local community at meetings of the relevant Council Plans Panel meeting when developments of particular importance are being discussed.

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## Communication

Information and updates on major planning issues are currently sent out by one of our local councillors to their email distribution list. The Neighbourhood Forum appreciates this effort and hopes that it will continue as it represents a way of reaching a significant proportion of local residents.

The Forum itself maintains a Facebook account where information will be posted and intends to also publish updates on planning matters on its website.

For large and sensitive development proposals the Forum may also organise and / or participate in open meetings to hear residents' views and inform them of actions the Forum's Steering Group are taking.

Finally, it is expected that members of the Forum's Steering Group will present a summary of planning activity over the past year at each Annual General Meeting of the Forum.

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## Promoting Schemes

In some circumstances the Neighbourhood Forum may identify a scheme or a need within the community where it is able to take an active role, rather than simply responding to development proposals submitted by third parties.

The Forum's role within such projects may include: bidding for funding; clarifying local needs and priorities; helping to identify volunteers; representing the views of local residents; and publicising initiatives within the community.

# Implementation



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## Business Support and Information

The Neighbourhood Forum would use its knowledge of the local area to assist any network or organisation wanting to set up a business centre to identify premises and a location that are fit for the purpose. There are a number of venues locally that could provide accommodation for such a centre and new opportunities may also arise due to changes in business circumstances.

The Forum would also promote such business offerings to the target audience group through its usual channels including the website, Facebook page, e-mail promotion and articles in Adel Bells and relevant business magazines.

We currently support Adel physical shops and services and other small businesses in the area by providing business information, in particular access to information, advice, training and networking meetings provided by third party accredited suppliers or a small firms business group. We also advise local physical businesses of issues that affect them by personalised emails with information received from the coordinator at Leeds City Council, neighbourhood shopping centres and other information sources. Both of these services are expected to continue and be expanded where the Forum is able to offer useful support.

The Neighbourhood Forum also communicates information about any developments or changes to the existing portfolio of physical shops and retail services to residents. This is a useful channel of communication for the businesses and a helpful source of information to those living in Adel. Publicity will be through various channels including: our Facebook page, website, email and by hard copy in local magazines. Again it is the Forum's intention to continue to do this as long as it provides value to the local community.

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## Partnership Working

Partnership working is likely to be a key element in the successful implementation of some parts of the Neighbourhood Plan. This section identifies some of the main organisations that the Forum anticipates it may work with to deliver elements of the Plan and summarises the things they may be involved in.

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**Adel Association** – this was a local community association, representing all local residents and businesses. The Adel Association has now merged with the Neighbourhood Forum to give a stronger voice to community issues.

**Adel CRAG Community Association** – offer support to tenants and residents in the Adel area, covering a wide range of issues, including crime, traffic, footpaths, roads, noise nuisance, dog fouling, car parking and local authority services.

**Adel War Memorial Association incorporating Adel Sports and Social Club** – providing sports and social activities within Adel.

**Cookridge Gardens Estate (1919) Covenant Protection Association** - this was originally set up in 1919 when a garden suburb was created on Adel West Moor, and now operates as a local residents' association aiming to maintain the quality of life in the local area, including issues around highways, planning, crime and promoting social events.

**Friends of Adel Woods** – a member of the British Trust for Conservation Volunteers, they help to maintain the local woods, and arrange activities through which local people can enjoy the countryside, learn about nature, and make new friends.

**Historic England** – a government service championing England's heritage and giving expert, constructive advice.

**Leeds City Council** – the local authority for Leeds, providing information and local services on Planning Policy, Development Management, Housing Management and Improvement, Economic Development, Open Spaces, Recreation and Community Facilities, Highways and Transport, Environmental Services, Education and Social Services.

**Leeds City Region Enterprise Partnership** – seek to create an even more skilled and prosperous Leeds City Region, providing investment and support to help the local workforce, businesses and the economy to thrive, working with organisations across the public and private sectors.

# Implementation



**Leeds Tenants Federation** - a not-for-profit, resident-run organisation, helping residents get involved in local housing and neighbourhood issues and representing their views in strategic decision-making at a city-wide and regional level.

**Older People's Action in the Locality (OPAL)** - supports older people to live happy, healthy, informed lives in their own homes.

**West and North Yorkshire Chamber of Commerce** - a business network which works hard to support and represent local businesses.

In addition to the above organisations, there will likely be others with which partnership working may help deliver the wider objectives of this Neighbourhood Plan and, moving forward, the Forum is open to liaising with a wide range of relevant interested parties and stakeholders in order to deliver specific local projects and initiatives.

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## Funding

Funding will be sought from developers through the Community Infrastructure Levy (CIL) for infrastructure and local facilities (see below for more details).

The Forum will also seek to influence other budget decisions by the City Council on housing, open space and recreation, economic development, community facilities and transport.

In addition, funding may also be sought from other organisations (such as the Lottery and UK Government programmes), to help to achieve Neighbourhood Plan objectives.

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## Community Infrastructure Levy

The Community Infrastructure Levy (CIL) is a charge on development, which Leeds City Council will use to fund the infrastructure improvements required across Leeds as a result of growth, such as schools, greenspace, flood defences, and transport upgrades.

Where there is a Neighbourhood Plan in place, 25% of all CIL receipts raised from development within that Neigh-

# Implementation



Neighbourhood Area will be reinvested to deliver locally identified projects. Once the Adel Neighbourhood Plan has been adopted the local area will benefit from this CIL boost.

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## Priority Projects

Through the various consultations events and exercises undertaken as part of the Neighbourhood Plan preparation process, several projects were identified, each of which could potentially be bought forward through the use of the Neighbourhood Area's proportion of CIL receipts.

The following (in no particular order) have been identified as potential priority projects for the spending of such CIL monies:

- ▶ **enhancement of existing pedestrian and cycle routes and introduction of new connections, including:**
  - a nature trail;
  - a trim trail; and
  - improved links between Adel and Paul's Pond and Golden Acre Park;
- ▶ **improvements to Adel's local business and retail offer, including:**
  - the development of a new business centre;
- ▶ **provision of new community facilities, including:**
  - a greater variety of leisure and recreation facilities / activities, with a particular focus on providing for young people; and
  - a children's play area;
- ▶ **environmental enhancements, including:**
  - tree planting initiatives; and
  - improvements to the Otley Road's landscape setting; and
- ▶ **highways, transport and streetscape improvements, including:**
  - establishment of a regulated pedestrian crossing at the junction of Otley Road and Farrar Lane - subject to the design not requiring the removal of mature trees at the junction;
  - introduction of secure bicycle parking at key locations, including at the shops, Bedquilts

# Implementation



- changing rooms, and in other local parks; and
- public transport improvements, including as between east of Adel to Holt Park, and Horsforth and Leeds/Bradford Airport.

In addition to the above projects, an extension to the Adel-St John's Conservation Area will be pursued, to include the land on the opposite side of Church Lane, which is an important component of the Church of St John the Baptist's wider setting.

# List of Appendices



Appendix 1 - Adel Neighbourhood Design Statement

Appendix 2 - List of Green Spaces in Adel

Appendix 3 - Adel Neighbourhood Landscape Character  
Assessment

Appendix 4 - Adel Housing Market Assessment

Appendix 5 - Consultation Statement

Appendix 6 - Basic Conditions Statement

Appendix 7 - Conservation Area Appraisal and Management  
Plan

