

Article for Adel Bells on Establishment of Forum

Adel Neighbourhood Forum elects its Leaders

At its meeting on 4th February fifteen Members of the Adel Neighbourhood Forum unanimously elected Ian Bond and Nick Brown as its Joint Chairmen/ Chairpersons. Caroline Anderson was similarly elected to the post of Secretary. Geoff Steel is the representative of Adel Parish Church on the Forum.

Nick Brown is a professional architect who has lived in Adel for 16 years. Nick said "Adel has a great opportunity to determine its future now, through the creation of the Neighbourhood Plan, and I'm both excited and honoured to have been elected Co-Chair."

Ian Bond is a retired senior children's services manager who has lived in Adel for the last thirty years. His previous job was about making a difference for children through the development of Sure Start children centres in a neighbouring authority. He was a governor at Ralph Thoresby High School for 12 years and succeeded Geoff as Chair of Governors. Ian said "Credit should be given to the whole Community as the first non- Parish Church community to apply for Neighbourhood Forum status. I have been impressed by the quality and commitment of people coming forward to offer their services."

The Neighbourhood Forum hopes to be able to conduct its first public consultation on Saturday 20th April. Details of venue to be confirmed. This will be the opportunity for Adel to express its views on the future of development in this area and what services and resources we would like to see. The next Adel Neighbourhood Forum will be on 22nd April at which time we would hope to have some preliminary feedback from the consultation.

For further information, please contact;

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Background for Editors

The Government has two goals for neighbourhood planning: one is that local people will have influence over where development can go and how it might look; the other is that neighbourhoods will be more welcoming of development because of a renewed sense of ownership.

Leeds City Council's Vision for 2030 is to be the best city in the UK, that
1) Leeds will be fair, open and welcoming; 2) Leeds' economy will be prosperous and sustainable; and 3) All Leeds' communities will be successful.

Neighbourhood planning fits well into this approach and will help to deliver the principles and ambitions of the Vision for Leeds. The preparation of the plan will

help create new and lasting partnerships, for example between public services, businesses and the voluntary sector.

The purpose of the Forum is to give a renewed sense of ownership to the Adel Community on land development issues and also to ensure that local people have a strong influence over the future Use, location, character and mix of future developments.

The Vision would be to ensure a sustainable future for Adel. A key factor is to define a clear identity for the area which would be for the benefit of the inhabitants and would also foster a spirit of pride in the local community.

There is a close dialogue with Leeds City Planning Department and a Neighbourhood Plan will be produced which will be the subject of a Community referendum. A time scale of 18-24 months is envisaged.

A snapshot of Adel

-Preliminary analysis of survey results

In October 2013 a further consultation event was held to brief the community on our preliminary findings and to invite members of the Adel community to complete a survey that would help in determining the housing needs of the local area. 152 surveys were completed. We believe these may accurately reflect the views of the majority of residents in Adel but through press releases are seeking to clarify if this reflects the views of the wider Adel community.

The return showed that over 50% of the survey had lived in Adel over 20 years and nearly 75% over 10 years- all evidence of a settled and established community.

This may be borne out by the fact that the largest age group in the sample was in 45-59 age range (25%) but the largest accumulative sample was in the more mature age range with 51% of sample over 60 years. 8% of sample were under 20 years.

The top five reasons given why people were attracted to move to or stay in Adel were in order of priority – it's peace and quiet, the quality of the environment, the character of the area, the ease of access to greenspace and to transport to the city centre. The challenge for the council and developers is that these could all be changed if proposed developments are seen through to fruition.

People then valued the type of housing available, the good bus and road links, the sense of community, its heritage and listed buildings, its local education facilities, its low crime levels, access to local shops, friends or family living in the local area, access to place of worship, access to local health facilities, proximity to place of work and local activities.

28% said their housing circumstances are likely to change in the next five years and if thinking of moving 57% would prefer to remain in Adel.

Participants were asked to comment on the type of housing Adel needs in future. 48% said family houses which is what proposed development will provide but 45% said bungalows and 30% affordable housing.

Traffic is consistently being identified as a key issue with 84% of respondents said there is too much traffic going through Adel. 83% said they were concerned regarding road safety issues. 74% indicated they were concerned regarding the proposal for a trolley bus (NGT) and 49% said they would use a bus service that enabled them to get across Adel, e.g. to reach local schools, activities, shops and health services.

We were interested to find out about perceptions of community facilities. This survey did not focus on educational provision as this has been well documented elsewhere recognising that most families value the two local primary schools and both are full with no opportunity for expansion on their current sites.

Given the age profile of the sample it is significant that the shortage of facilities for children and young adults has been seen as a priority but this bears out the findings previously reported in the Adel Neighbourhood Design Statement. In any consideration regarding community contribution from developers, this needs to be urgently addressed by the council working with the local community.

Similarly the need to promote involvement in local activities, societies and clubs needs to be considered but does Adel have the resources it needs to support engagement in local activities and how does it promote engagement? Could existing resources be better used than for example building a new community building?

45% of sample stated that we have enough good quality and varied local shops and services but by implication 55% were either neutral or disagreed that local shops and services were good enough. This is one for the business/ commercial sector to consider.

22% of respondents described working from home frequently or occasionally with this only likely to increase by 4%-taking it over 25% of respondents. Given the age profile of the survey, we would anticipate a higher number of people working from home in the wider Adel community.

In asking what additional services and facilities or resources people would like to see, the top three were low cost – more identified walks around Adel, a nature trail and a trim trail

A 'Facility for young people' and 'children's play playground' again featured near the top of the list. This has consistently been identified over the years including in Adel Neighbourhood Design Statement and in discussion at the Adel Association. This needs to be addressed and resolved but the community needs to accept that if a playground is to be built this will need to be near to housing.

There is strong support for increasing cycle access around Adel and this needs to be seen as an integral part of highways / transport consideration.

A Farmers' market, Community centre, University of the Third Age and a 'Real Ale' pub are seen as bringing added benefit to the area but are not being identified amongst top priorities. Still needs to be considered in making better use of existing facilities.

There was not a strong demand for allotments nor, from this predominantly mature sample, for a skate park.

**Outcome of survey undertaken in conjunction with Adel Neighbourhood Forum Consultation
October 2013.**

(Most of figures are shown as percentages than actual numbers unless otherwise indicated)

Demographic profile from returned surveys

Age percentage

45-59 25%

65-74 18%

75+ 17%

60-64 16%

30-44 14%

20-29 7%

16-19 1%

Analysis: Although the largest age group was in 45-59 age range (25%), the largest accumulative sample was in the more mature age range, 51% of sample was over 60 years. 8% of sample was under 20 years

Gender

Male 44%

Female 54%

Length of time lived in Adel

More than 20 years 56%

10-20 years 18%

5-10 years 8%

2-5 Years 4%

Less than 2 years 11%

Analysis: Return clearly demonstrates that over 50% of sample, have lived in Adel over 20 years. Nearly 75% of sample, have lived in Adel over 10 years. It would be interesting to compare this with the Leeds average but reinforces perception of a settled community. There is inevitably a question as to how far this would fit the wider profile of Adel, given size of sample and age profile of those who completed the survey.

Long standing illness, disability or infirmity that effects mobility

8% of sample reported a long standing illness, disability or infirmity that affects mobility. An additional 4% preferred not to comment on their mobility

Q1: Which of the following attracted you to move or stay in Adel

(Ranked in order of priority)

1	Peaceful/ quiet	82%
2	Quality of environment	78%
3	Character of area	75%
4	Ease of access to greenspace	73%
5	Green Belt	72%
6	Ease of transport to city centre	56%
7	Type of housing available	49%
8	Good bus links	46%
9	Good road links	40%
10	Sense of community	34%
11	Heritage and listed buildings	33%
12	Local education facilities	32%
13	Crime levels	28%
14	Having local shops	27%
15	Friends and/or family live here	22%
16	Access to place of worship	22%
17	Local health facilities	21%
18	Close to place of work	15%
19	Local activities	13%

20	Affordability of housing	11%
21	Sports facilities	11%
21	Local services	10%

Commentary: It is perhaps significant that the top 5 listed attractions re Adel relate to the quality of the environment and access to greenspace, followed by ease of transport to city centre and type of housing available. The challenge for the council and developers is that these could all be changed if proposed developments are seen through to fruition.

Additional commentary needs to be considered in this section

Q2 Community facilities

(To ease analysis, headings have been clustered to combine Strongly Agree/ Agree, Neutral and Disagree/ Strongly Disagree but this is open to wider discussion as to whether this assists or clouds issues)

	Strongly agree/agree	Neutral/not sure	Strongly disagree/disagree
We have enough good quality and varied shops and services	45	21	34
I would do more shopping locally if it was easier to park	37	25	39
I would like to get more involved in local activities, societies and clubs	44	45	12
Adel has sufficient services and activities that appeal to children	13	37	50
Adel has sufficient services and activities that appeal to teenagers and young adults	6	36	58
Adel has sufficient services and activities that appeal to older people	30	37	33

Commentary: In identifying the issues that the sample saw as the ones they felt most concern about they were:

- 1) Disagreement or strong disagreement that Adel has sufficient services and activities that appeal to teenagers and young adults 58%
- 2) Disagreement or strong disagreement that Adel has sufficient services and activities that appeal to children 50%
- 3) Whether or not there is a wish to get more involved in local activities, societies and clubs . 45% were neutral or unsure 44% said they agreed or strongly agreed that they would like to get involved
- 4) Agreement or strong agreement we have enough good quality and varied local shops and services 45%

Given the age profile of sample it is significant that the shortage of facilities for children and young adults has been seen as a priority but this bears out the findings previously reported in the Adel Neighbourhood Design Statement and in any consideration regarding community contribution from developers, needs to be urgently addressed by the council working with the local community.

Similarly the need to promote involvement in local activities, societies and clubs needs to be considered but does Adel have the resources it needs to support engagement in local activities and how does it promote engagement? Could existing resources be better used?

45% of sample stated that we have enough good quality and varied local shops and services but by implication 55% were either neutral or disagreed that local shops and services were good enough. This is one for the business/ commercial sector to consider.

Q3: Please say how much you agree with the following statements

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
Having a high quality environment including green space is important	84	15	0	0	0
I want to be able to reach services by public transport or on foot wherever possible	53	34	8	2	0
I want to be able to use local shops and	41	48	7	0	0

services					
I want to be able to commute to work easily	24	31	25	1	0
Adel should be made safer for cyclists and pedestrians	37	34	20	2	0
Local heritage is important to the nature of Adel and should be preserved and enjoyed	74	24	1	0	0

Commentary: No commentary at this stage other than that the percentages suggest overwhelming support for each of these statements

Q4: Value and use of green space in Adel

	Strongly agree	Agree	Neutral /not sure	Disagree	Strongly disagree
Green space is important to me	89	11	0	0	0
I use the green space in Adel	66	27	3	0	0
I would like to increase my use of green space in the Adel area	43	31	14	3	0
I would walk or cycle more in the Adel area if the environment was improved/it was safer	41	29	29	3	2

Commentary: No commentary at this stage other than that the percentages suggest overwhelming support for each of these statements

Q5:What activities and services would you like to see locally

	Strongly support	Support	Neutral/not sure	Don't support	Strongly against
Children's playground	32	29	20	5	3
Facility for young people	22	41	24	1	1
Community Centre	21	32	29	5	0
More cycle routes around Adel	28	31	17	9	1
Farmer's Market	20	34	24	8	2
University of Third Age	18	32	24	8	2
Trim Trail	25	40	20	4	0
More identified walks around Adel	36	36	18	4	0
Allotments	11	27	31	15	3
Skate Park	4	13	27	25	14
Nature Trail	27	40	18	3	0
Bike Trail	22	32	21	8	3
'Real Ale'Pub	23	22	23	14	6

Ranking in order of priority

	Ranking	Positive%	Neutral%	Negative%
More identified walks around Adel	1	77	19	4
Nature Trail	2	76	21	3
Trim Trail	3	73	23	4
Facility for young people	4	71	27	2
Children's playground	5	69	23	9
More cycle routes around Adel	6	68	20	12
Bike Trail	7	63	25	3
Farmers' market	8	62	27	12
Community centre	9	61	33	6
University of Third Age	10	58	35	7
'Real ale' pub	11	51	26	23
Allotments	12	44	36	20
Skate Park	13	20	33	47

Commentary: Top three are not expensive options.

'Facility for young people' and 'children's play playground' have again featured near top of list. This has consistently been identified over the years including in Adel Neighbourhood Design Statement and in discussion at Adel Association. This needs to be addressed and resolved.

Support for increasing cycle access around Adel. Needs to be seen as integral part of highways / transport consideration.

Farmers' market, Community centre, U3A and 'Real Ale' pub are seen as bringing added benefit to the area but are not being identified amongst top priorities. Still needs to be considered in making better use of existing facilities.

Allotments and Skate Park under 50% positive ranking. Skate park 47% negative response.

Q6: Highways /transport

	Strongly agree	Agree	Neutral /not sure	Disagree	Strongly disagree
There is too much traffic going through Adel	50	32	13	3	0
I would use a bus service that enabled me to get across Adel, e.g. to reach local schools, activities, shops and health services	15	31	24	20	3
I am concerned about road safety issues in the area	43	36	11	4	1

I am concerned about the proposals for a Trolley Bus	61	10	19	3	3
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	Positive	Neutral	Negative
There is too much traffic going through Adel	84	14	3
I would use a bus service that enabled me to get across Adel, e.g. to reach local schools, activities, shops and health services	49	26	25
I am concerned about road safety issues in the area	83	11	5
I am concerned about the proposals for a Trolley Bus	74	20	7

Commentary: This supports view re traffic impact in Adel and need for this to be seen as priority in terms of Neighbourhood Plan

Q7: Local Businesses and Working from Home

Do you work from home?	1	Yes – frequently	12%
	2	Yes- occasionally	10%
	3	No	54%
	4	Not applicable	20%
	5	Prefer not to say	2%
Is this likely to change?	1	Yes- working at home instead of at another base	1%
	2	Yes-more than now	3%
	3	No	17%
	4	Prefer not to say	2%

Would you be interested in joining some sort of local business networking group?

1	Yes	6%
2	Possibly	13%
3	No	71%
4	Don't know	4%

Commentary: 22% working from home frequently or occasionally with this only likely to increase by 4%-taking it over 25% of respondents.

Q8: Housing now and in the future

What sort of housing do you think Adel needs in future? (please tick all that apply)

1	Family houses	48%
2	Affordable housing	30%
3	Bungalows	45%
4	'First time buyer' housing	27%
5	Sheltered housing	31%
6	Other	4%
7	Don't know	9%

Commentary: Difficult to analyse as multiple choice but top three are Family houses (48%) bungalows (45%) and affordable housing (30%)

Do you think that your housing needs are likely to change in the next 5 years?

1	Yes	28%
2	No	50%
3	Don't know	19%
4	Prefer not to say	1%

Commentary: Reflects settled nature of community with no major change in housing need

If you are thinking of moving, would you prefer to stay in Adel or move elsewhere?

1	Yes, stay in Adel	57%
2	No, move elsewhere	10%
3	Don't know	11%
4	Not applicable	17%
5	Prefer not to say	1%

Commentary: See above

If your housing needs are likely to change, what size of housing would you be looking for in future?

1	Larger than present	9%
2	Smaller than present	46%
3	Same as present	22%
4	Don't know	11%
5	Prefer not to say	1%

Commentary: if any shift it is likely to be into smaller accommodation than present. How far does this represent age profile of respondents

Are you or any member of your household on the housing waiting list?

1	Yes	0%
2	No	96%
3	Don't know	1%
4	Prefer not to say	1%

If more housing is being considered ,what are the most important issues that should be taken into account in granting permission?

Please tick all that apply and add any ideas in the 'any other comments' box at the end

1	Reflects local needs	96	61%
2	Quality and style of materials	93	59%
3	Character of designs	103	66%
4	Mix of sizes of properties	85	54%
5	Increase of local health services	71	45%
6	Highway improvements	94	60%
7	Increase local school places	88	56%
8	Protect green space	137	87%
9	More facilities for children	67	43%
10	More facilities for young people	58	37%
11	More facilities for older people	58	37%
	Total	157	

Commentary: Look to Nick and Paul to provide more detailed observations but overwhelming response (87%) to protect green space.



Adel Neighbourhood Forum
Giving You a Voice

Adel Neighbourhood Plan

Policy Intentions Document

June 2015



What is a Neighbourhood Plan?

The Government's Localism Act of 2011 empowered communities like Adel to be able to shape their future through Neighbourhood Plans, which will become enshrined in the Local Council's (Leeds's) Development Plan for the next 20 years.

The Neighbourhood Plan will be informed by local opinions on a variety of planning matters, such as the design of new buildings, protection and improvement of green spaces, built heritage assets, community facilities and local shopping.

Where are we in the process?

In 2012 members of the Adel Association established a Neighbourhood Plan Steering Group to guide the establishment of a Neighbourhood Forum and the production of a plan for the Adel area.

In 2013 it undertook a series of consultation events and a survey to seek the views of the community and from these a number of focus groups were convened to consider what were the priorities for the Adel area.

It is on the basis of the findings of these groups that this current 'policy intentions document' has been produced.

This sets out the proposed policy and land use intentions which the Adel Neighbourhood Forum is minded to include in its final draft plan, to be published for formal consultation in September this year.

This current document enables the community to take the opportunity to comment and suggest improvements which can be incorporated in the final draft plan

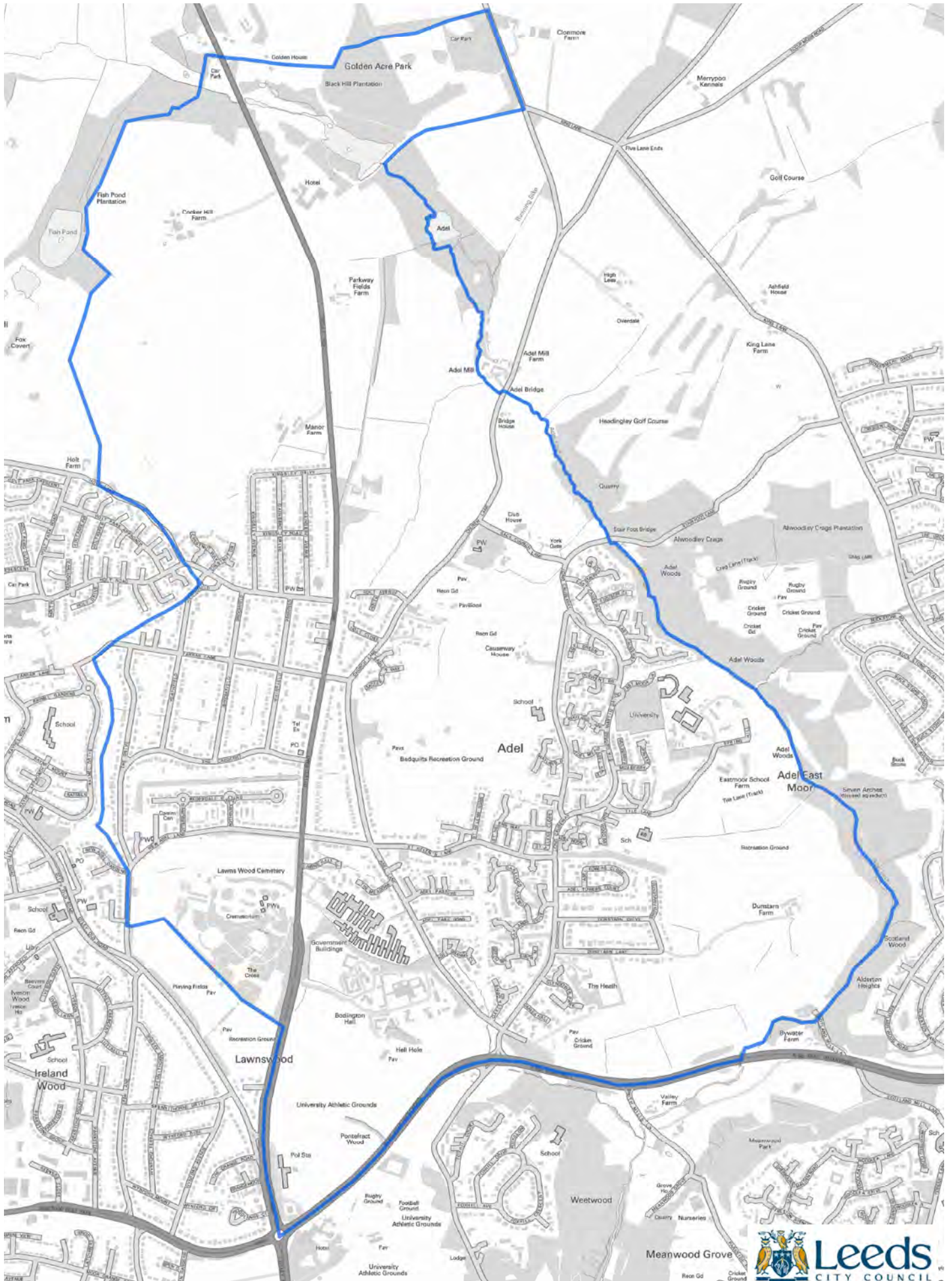
What's Next?

Following this current consultation, the final draft plan will be prepared, taking on board comments from the community and a wide range of stakeholders and statutory consultees. It will then be published for an extended formal statutory public consultation.

After further modification, the Final Plan will then be submitted to Leeds City Council for further scrutiny and independent examination to ensure it complies with legal obligations.

It will finally be put to a community referendum of the people of Adel, and hopefully come into force by the end of 2016.

Adel Neighbourhood Area



The Vision & Objectives for Adel

Vision

Our Vision is to build on our ancient history and ensure 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.

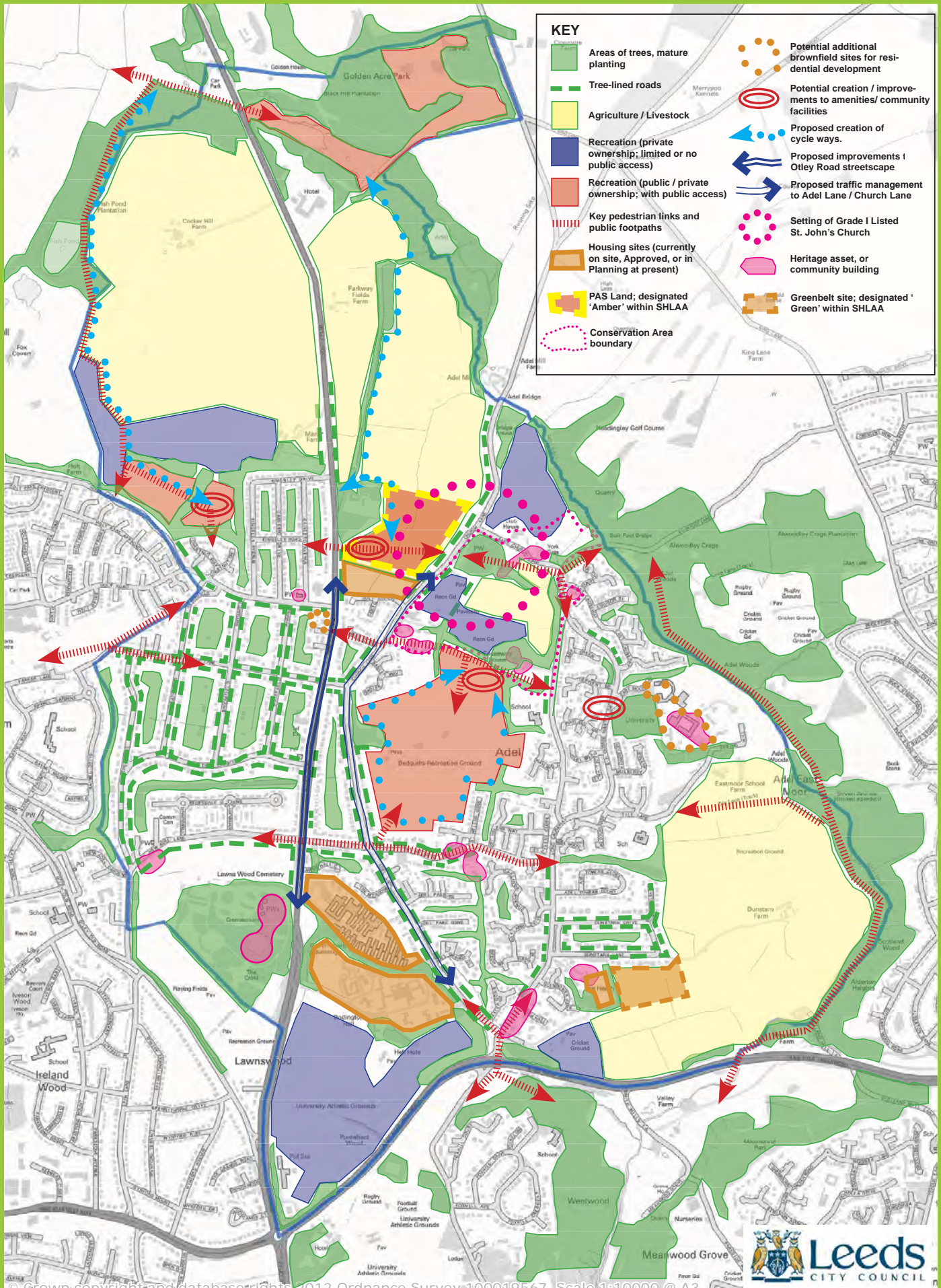
The quality of our amenities, facilities and education provision will also be major priorities which will help to strengthen our sense of community. Excellent accessibility to the city will be increasingly important for economic and social benefits.



Objectives

- to integrate new housing into Adel in a manner that underpins the sustainable future of the neighbourhood.
- 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.
- to ensure that future housing development contributes to the enhancement of the over-riding character of Adel stemming from its history, its landscape setting, and the distinctive character of its housing.
- to ensure the design quality of houses, and other building types, must be of the highest order for Adel to continue to be renowned for the quality of its built environment.
- to ensure that new developments are to be designed to the highest quality and to the highest environmental standards.
- to reduce the impact of congestion and improve road safety within Adel through the introduction of a traffic management plan.
- to improve existing pedestrian and cycle routes within Adel and develop connectivity with pedestrian and cycle routes beyond Adel. Spaces to retail premises along A660.
- to ensure that there is sufficient capacity within primary school provision for Adel, and to allow families within Adel to access their choice of primary school provision.
- to preserve and enhance the key heritage assets of Adel.
- to protect and, where possible, enhance the identity of Adel with local green space designated and a green infrastructure created.
- to ensure that existing links that cross the community are protected and improved where possible, and a new network of green links between the open areas in and around Adel are created.
- to ensure that Adel has a recognised community centre or centres that can provide for a range of community provision extending and enhancing what is currently provided
- to ensure that Adel has a children's play area that is valued and accessible for the wider community
- to ensure that new developments must have adequate provision for play, recreation and communal outdoor activities within the development area.
- to ensure that community facilities in Adel meet the needs of the whole community i.e. all age groups.
- to optimise the use of existing facilities and amenities throughout the day and evening.
- 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.

Constraints and Opportunities Plan



Policy and Land Use Intentions

The Neighbourhood Plan, once 'made' (ie adopted) will be a statutory planning document with the same status as the Leeds Local Plan. As such, planning applications will be judged by reference to it. It is therefore essential that the final plan is written in the form of legally enforceable planning policies and proposals.

For the purposes of this 'policy intentions document' however, and for ease of understanding, it is the policy and proposal intentions which are set out, together with some background and justification. Final policy wordings, together with full evidence and detail will be presented in the final draft plan.

The policy and land use intentions are presented in six sections below, respectively covering:-

Natural and Built Heritage

Character and Design

Housing

Community Facilities and Green Space

Retail and Business

Highways and Traffic

Natural and Built Heritage

Adel is located within a rich historic landscape. It's proximity to open countryside with accessible green open spaces is one of the characteristics which define it.

This is something which the community is anxious to preserve, a fact consistently expressed in consultation throughout the last 10 years.

The importance of this landscape has been recognised by Leeds City Council (LCC) with much of it designated as 'Special Landscape Area' as a result of which it's 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 new landscape appraisal, commissioned by the Neighbourhood Forum, has provided up-to-date and more detailed information on the localised character of this landscape, on the basis of which more nuanced Neighbourhood Plan (NP) policies for its protection and improvement can be developed.

Within this encompassing landscape, and indeed within the built-up area of Adel, there is much of intrinsic nature conservation value – both individual sites and habitat features such as woodland. The NP will identify these, protect their wildlife value and seek appropriate enhancement and extension.

Adel's natural heritage is complemented by its historic built legacy which the community remains equally committed to preserving.

Much of the central core of Adel already enjoys Conservation Area status via the designation of the Adel – St John's Conservation Area in 2009. This affords it statutory protection against adverse development.

This designation currently excludes the PAS land opposite the Parish Church of St John the Baptist, Adel, an area felt, with good evidential justification, to be worthy of similar protection.

A Conservation Area extension to cover this area will be pursued by the Forum under the NP umbrella, but in the meantime the NP will put in place a 'Local Heritage Area' policy to provide at least interim protection.

Adel is also rich in terms of its individual heritage buildings and structures, 11 of which (eg the Parish Hall ('The Stables') and Stairfoot Bridge) have been listed by Historic England and are as such already protected.

Other 'positive' or 'character' buildings/structures however, such as St Helens Lane and the Milestone at Junction of St Helens Lane / Otley Road are not listed and remain relatively unprotected against unsympathetic development.

The NP will introduce policy in order to protect what makes them important and to encourage appropriate enhancement.

The Grade II Listed Adel Reformatory and Chapel presents an exciting opportunity for heritage-driven redevelopment in order to bring it back into beneficial use. NP policy will provide a concept statement cum outline brief setting out suitable uses acceptable to the community and parameters for successful site development and layout.

POLICY NBH1: ADEL SPECIAL LANDSCAPE AREA

Policy will identify and protect the character and appearance of the designated area against adverse development and ensure that the siting, design and materials of any development are sympathetic to its setting and that site landscaping is included.

POLICY NBH2: EXTENSION OF TREE COVER

Policy will welcome and encourage development which provides for new tree planting in order to complement and extend Adel's wooded environment.

POLICY NBH3: PROTECTION AND ENHANCEMENT OF NATURE CONSERVATION ASSETS

Policy will protect the wildlife value of identified nature conservation assets against adverse development and encourage appropriate enhancement.

POLICY NBH4: LOCAL HERITAGE AREA – PROPOSED CONSERVATION AREA EXTENSION

Policy will designate and define the area opposite the Parish Church of St John the Baptist, Adel as a Local Heritage Area and require the design of all development within it to respect its documented characteristics in line with clear layout and design criteria to this effect.

POLICY NBH5: LOCAL BUILT HERITAGE ASSETS

Policy will protect, and support the sympathetic enhancement of, designated Local Built Heritage Assets.

POLICY NBH6: CONCEPT STATEMENT / BRIEF – ADEL REFORMATORY AND CHAPEL

Policy will set out acceptable uses for the site and buildings, together with requirements for its successful layout, design and development.

Character and Design

Adel stands as one of the first garden suburbs created as part of the 'Garden Towns' movement. Its key characteristic is, in fact, that it displays a variety of different, distinctive characters across its area. It has enjoyed a range of housing styles throughout its history, mostly of high quality and respecting of its semi-rural, green nature, resulting in generally low density housing and relatively large gardens. These elements join all its styles together.

The importance of 'character', 'gardens' and 'environment' have been well to the fore in Neighbourhood Forum consultations to date.

This disparate yet united character is well documented in the recently updated Adel Neighbourhood Design Statement, which in turn draws in part on the Adel – St John's Conservation Area Appraisal.

The Statement sub-divides Adel by 15 Character Areas and details the key distinguishing features of each.

On this basis, the NP will set out a detailed policies stipulating the requirements that future development must meet, in each area, in order to fit in with existing character traits and to proceed.

POLICY CD1: CHARACTER AND DESIGN

Policy will ensure that development preserves and enhances the character of Adel by setting out clear requirements in respect of:-

- *Height, scale, spacing, layout, orientation, design and materials*
- *Built heritage assets*
- *Nature conservation assets, trees and biodiversity*
- *Views and vistas*
- *Landscaping*
- *Boundary treatments*

Housing

Housing, and the key issue of inappropriate new housing developments not meeting local needs, is probably the 'number one' concern of local people as expressed across a succession of public consultation events.

The level and specified location of future housing development in Adel up to 2030 will be determined in line with the LCC Local Plan via a combination of the adopted Core Strategy and the Site Allocations Plan (SAP), due for draft consultation in autumn of this year. This latter will identify and allocate Adel's new housing sites, which the NP must then take on board. The Neighbourhood Forum is still active in consulting with Leeds City Council regarding the development of these sites.

The phased release of allocated housing sites is guided by Core Strategy Policy H1 (Managed Release of Sites). Its implication 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 in the Site Allocations Plan.

The expressed desire of the Neighbourhood Forum is to control phasing such that there is both a steady release over time and the prioritisation of brownfield over greenfield release. NP policy will seek to reflect this aspiration, subject to the constraints placed upon it by Leeds's higher level strategic planning policy, ie H1.

The housing sites allocation in Adel recommended by Leeds City Council Planning Department are:

Land off Church Lane - opposite the Parish Church of St John the Baptist, Adel - is proposed as an allocated housing site to be consulted on in the LCC SAP in the autumn.

The potential development of this site was previously examined by a Government Inspector as part of the Unitary Development Plan inquiry of 1999, as a result of which, clear parameters for any future development were set out, in terms of protecting the setting of the Grade I Listed Parish Church of St John the Baptist, Adel. NP policy will reflect these parameters and set out the context for any future development within the plan period.

Land to the south of Dunstarn Lane is proposed as an allocated housing site to be consulted on in the LCC SAP in the autumn. This site, located in greenbelt, is south of the main residential area of Adel, sloping towards the ring road. Development of the site is considered by Leeds City Council to "round off" the existing built up area. Access would need to be through adjacent Site Ref 687 which is housing allocation on the existing UDP, without planning permission. The impact of any development of this site on neighbouring properties needs to be addressed.

East Moor Tile Lane is proposed as an allocated housing site to be consulted on in the LCC SAP in the autumn. The land was previously the site of the East Moor Secure Unit which has now been replaced with purpose built accommodation on an adjoining site. As such it is a brownfield site and appropriate to be considered for housing purposes.

Former Government Buildings, Lawnswood. Outline planning permission has been granted for housing use.

Bodington. As a designated brownfield site, housing development is at an advanced stage.

The allocation, by Leeds, of particular sites for future housing development cannot of course preclude developer applications on alternative and/or additional sites within Adel. In the first instance, the response to such applications is governed by Core Strategy Policy H2 (New Housing Development on Non Allocated Sites).

This states that infrastructure capacity (transport, education, health), accessibility standards, intrinsic amenity, recreation or nature conservation value and visual/historic/spatial character are all key factors in determining acceptability.

At a local level, the Forum is keen that any such response should be subject to Adel-specific sustainability tests. As such, it will look at the possibility of framing a NP policy embodying such tests, again subject to the higher level policy context.

The type and range of new housing available is very much a related concern for local people. In the October 2013 questionnaire survey almost half of the respondents highlighted a perceived need for both family houses and bungalows. Additionally, 28% said that their housing circumstances were likely to change in the next 5 years, half of which expressed a desire to remain in Adel.

In support of this, a local Housing Needs assessment carried out by Re'new has identified the need to provide more smaller 2 and 3 bedroomed properties appropriate both for older people wishing to downsize and younger people wanting to move into the area.

NP policy will provide for this requirement.



POLICY H1: PHASED RELEASE OF ALLOCATED HOUSING SITES

Policy may set out phasing requirements relative to distribution of release over time and brownfield/greenfield status.

POLICY H2: CONCEPT STATEMENT/BRIEF – LAND OFF CHURCH LANE OPPOSITE PARISH CHURCH OF ST. JOHN THE BAPTIST ADEL

Policy will set out requirements for the successful layout, design and development of this site, relative in particular to the setting of the Grade I Listed Parish Church of St John the Baptist, Adel.

POLICY H3: CONCEPT STATEMENT/BRIEF- LAND TO SOUTH OF DUNSTARN LANE

Policy will set out requirements for the successful layout, design and development of this site, relative to its location on the edge of settlement and in bordering green belt.

POLICY H4 : HOUSING DEVELOPMENT ON NON ALLOCATED SITES – LOCAL CRITERIA

Policy may set out local sustainability tests for determining the acceptability of housing development on non allocated sites.

POLICY H5: HOUSING TYPE AND MIX

Policy will require that the types of houses built satisfy the needs of the local community in respect of smaller properties suitable for younger people and older people seeking to downsize.

Community Facilities and Greenspace

Even though a variety of community services are delivered in Adel from a number of different locations, the absence of a dedicated community centre for the area is a longstanding and oft-repeated community concern.

The Forum's commitment is, in the first instance, to safeguard existing provision and to work with existing providers in order to address the deficiency, but it remains open to the possibility of developing a totally new community resource. NP policy will reflect this position.

Local education and the high quality of Adel's primary schools are both of enduring importance for the community, but over-subscription and difficulties in securing local school places for local children are concerns. While there appears to be no imminent or indeed planned solution to this problem, the Forum is eager to see the issue addressed and NP policy will be positive and flexible in welcoming potential development-based options.

'Open space', 'green space' and their safeguarding are both of primary importance to the Adel community, a fact confirmed throughout NP consultations in 2013. The Core Strategy prioritises green space protection (Policy G4) and the SAP will carry this through and apply it to a number of specified sites.

The NP however, as empowered by the 'Local Green Space' (LGS) provisions of the Government's National Planning Policy Framework (NPPF), has the opportunity to both complement and extend this protection via a policy identifying and designating LGS sites and encouraging their appropriate enhancement.

Despite the wealth of community green space across Adel, there have, since the 2006 Neighbourhood Design Statement, been repeated calls for a safe, gated play area for younger children to be provided, for e.g. at the Bedquilts Recreation Ground or adjoining Adel St John's Primary School or at some other suitable location.

LCC readily accept that this is a pressing concern and local elected members are active in exploring options and seeking solutions. NP policy will as a minimum be permissive of development which would deliver the required play area and may look to specifically identify and allocate a suitable site if one can be found.

New planned housing development will in turn generate the need for additional green space provision in accordance with Core Strategy Policy G4 (New Green Space Provision). Within this context, the NP has the opportunity to specifically address any green space deficiencies within Adel identified in the LCC Open Space, Sport and Recreation Assessment of 2011, or elsewhere.

Further work will be done to confirm if there are any such deficiencies and the NP may seek to put forward land use allocations and/or policy solutions. The lack of and desire for allotments has already been raised in some quarters.

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 and extensions to this 'local green infrastructure network' are implemented. Core Strategy Policy G1 provides generally for this.

NP policy will develop this further, relative to an indicative Adel Local Green Infrastructure Network map, to include the following desired routes:-

- Adel to Paul's Pond and Golden Acre
- Circular routes within Bedquilts
- Internal Adel Woods routes
- Corpse Way and Beech Walk

POLICY CFGS1: PROTECTION AND PROVISION OF COMMUNITY CENTRES

Policy will resist the loss of specified community services and facilities to be listed in the final plan and will welcome and encourage development which provides for the improvement or provision of new community services and facilities, including via the development of a new community centre.

POLICY CFGS2: NEW OR EXTENDED PRIMARY SCHOOL PROVISION

Policy will support the extension of existing schools or development of a new school, including the loss of an existing school if replaced by a more sustainably located alternative within the Neighbourhood Area.

POLICY CFGS3: PROTECTION AND ENHANCEMENT OF LOCAL GREEN SPACE

Policy will protect designated Local Green Spaces from development and change of use which would adversely affect their value to the local community, while welcoming and encouraging their appropriate enhancement.

POLICY CFGS4: NEW CHILDRENS PLAY AREA

Policy will welcome and encourage development which would bring about the provision of a new children's play area, and may allocate a suitable site for such a play area.

POLICY CFGS5: ADDRESSING GREEN SPACE DEFICIENCIES

Policy may identify local green space deficiencies by type/area of Adel and require development-led provision in order to address them. Policy may also allocate a suitable site or sites for the remedying of any such deficiencies.

POLICY CFGS6: ADEL LOCAL GREEN INFRASTRUCTURE NETWORK

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

Retail and Business

Access to local shops was one of the attributes that local people highlighted about Adel, providing great support to the community and convenient facilities without the costs of time and travel.

The view that Adel has enough good quality and variety of local shops and services was held by 45% of respondents to the October 2013 questionnaire survey. By implication however, that left 55% either neutral or in disagreement with this view, amplified by observations regarding “the loss of greengrocers and bakers and an increase in takeaways” and concerns about “the change of use of local shops”.

Residents at the April 2013 Forum Open Day also recorded “no more fast food outlets”.

The Leeds Core strategy considers Adel ‘shopping centre’ to be a ‘Neighbourhood Shopping Parade’, covered by Policy P4.

This policy already works to protect Adel’s existing retail provision against change of use (including to restaurants, cafes and take away fast food shops), to support appropriate improvements in provision and to encourage new stand alone/small scale food stores where such provision would not impact adversely on the existing ‘parade’.

The Forum nonetheless feels that such is the strength of local opinion on this that the Neighbourhood Plan policy will set more detailed Adel Specific criteria regarding change of use to more non retail uses particularly takeaway fast food shops

The community has, however, specifically indicated its support for a new stand alone/small food store (or stores) which could ease congestion/parking problems around the main ‘west of Otley Road’ parade and the existing Co-op store.

The community has also signalled the need for an ‘upmarket real ale pub or café bar’ as a high priority and indicated its support for such provision in an appropriate location. NP policy will reflect this wish and may identify a suitable potential site or sites if such can be found.

NP research indicates some 258 businesses in Adel, plus significant homeworking (a fifth of respondents to the October 2013 survey indicated frequent or occasional homeworking with the likelihood of this increasing).

There is only one site in Adel designated for Employment use. It is on the Bodington Business Park, on the eastern side of Otley Road LS16 site reference 2602760. It has been given a “Go ahead” green coding for Office use with 24375 sq meters. This proposal is supported and consideration would be given to other employment uses subject to our overall policies.

The NP is supportive of this allocation and is minded also to support other new and appropriate employment uses in suitable locations.

Core Strategy policy (Spatial Policy 8, EC1 and EC3) would broadly support both the safeguarding of existing employment uses in Adel and the protection of new, relative to Adel’s non-priority location for such provision and its good road accessibility.

The Forum's Business Focus Group is keen to support Adel's sizable business community in whatever ways it can and has identified the particular possibility of developing a 'business centre' offering business services such as meeting space, virtual office facilities and café at a suitable location.

The Forum proposes to support this aspiration through NP policy and may identify a suitable potential site or sites if such can be found.

POLICY RB1: ADEL SHOPPING CENTRE. CHANGE OF USE TO NON- RETAIL USES

Policy will set detailed criteria to govern change of use from retail to non retail uses

POLICY RB2: NEW PUB OR CAFÉ/BAR

Policy will welcome and encourage the development of a new pub or café/bar and may identify a suitable site or sites for such a development

POLICY RB3: ADEL BUSINESS CENTRE

Policy will welcome and encourage the development of an 'Adel Business Centre' and may identify a suitable site or sites for such a development

Highways and Traffic

Traffic was consistently highlighted as an issue in local consultations 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.

Key concerns revolve around peak/school times traffic congestion – on both primary and minor routes. In response, the NP will seek to put in place a policy designed to ensure consideration of traffic impacts and measures to mitigate such impacts as part of any significant development schemes affecting the A660, Adel Lane/Church Lane and Sir George Martin Drive.

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. NP policy will endeavour both to regularise and secure existing parking provision and to encourage additional spaces.

There is strong community support for increased cycle access around Adel as an integral part of overall highways and transport considerations and for better pedestrian connections to local schools, amenities and green spaces. The NP will put in place a policy designed to deliver improvements linked to future new development.

POLICY HT1: TRAFFIC CONGESTION

Policy may require assessment of the traffic impacts of significant new development and measures to address any identified impacts as part of that development

POLICY HT2: RETAIL CAR PARKING – OTLEY ROAD

Policy may protect existing parking areas and encourage/welcome development which provides for further spaces.

POLICY HT3: IMPROVED CYCLING AND PEDESTRIAN CONNECTIONS

Policy will encourage/welcome new development which contributes to the improvement of cycling and pedestrian connections in Adel

Non-Planning Policies & Actions

Initial consultations on the Neighbourhood Plan also served to highlight a variety of non-planning issues, concerns and ideas. These ranged from a nature trail, public transport improvements and an extension to the Conservation Area, to addressing speeding, facilities for young people, a trim trail, a Business Association and a farmers market.

While much of this falls outside the ambit of a statutory Neighbourhood Development Plan, the Neighbourhood Forum will nonetheless look to include actions to address such issues within the plan's non-planning sections and to seek funding for such actions, as appropriate, from sources including the new Community Infrastructure Levy (CIL).

Community Infrastructure Levy (CIL)

The CIL is a new charge on development that the local planning authority (Leeds) will use to raise funds from developers who undertake building projects in their area. The funds raised will go to improving local infrastructure. With a Neighbourhood Plan in place, the spending of 25% of all CIL receipts raised from development

within the Neighbourhood Area will be subject to agreement between Leeds City Council and the local community. Based on consultation responses to date, the Neighbourhood Forum has considered various areas where this money could be used to benefit Adel. Further feedback from the community is sought on these initial ideas.

Potential Priorities for CIL

Ideas put forward for spending any developer contributions that could accrue to Adel are as follows.

They are not in any order of preference:

- Tree planting
- Nature trail
- Public transport improvements e.g east of Adel to Holt Park, Horsforth and Leeds/ Bradford Airport
- Regulated pedestrian crossing on Church Lane and Otley Road
- Improvements to key footpaths and access points within Adel
- Children's play area
- Trim trail
- More diverse leisure/recreation activities
- Young people facilities/activities
- Tidy up retail frontages
- Improved links / cycle routes to Paul's Pond and Golden Acre Park
- Improved landscape setting to Otley Road
- Adel Business Centre
- Secure bicycle parking at shops/ Bedquilts changing rooms/ local parks



Adel Neighbourhood Plan

Policy Intentions Document June 2015

Your Feedback :

This is your opportunity to affect the plan's final content - we need your feedback to get it right!

Do you Agree with the **Plan Vision & Objectives**?

Comments

Yes

No

Do you agree with the **Natural & Built Heritage Policies**?

Yes

No

If you don't agree which ones don't you agree with?

NBH1

NBH2

NBH3

NBH4

NBH5

NBH6

Comments

Do you agree with the **Character & Design Policy**?

Yes

No

If you don't agree, why not?

Comments

Do you agree with the **Housing Policies**?

Yes

No

If you don't agree, which ones don't you agree with?

H1

H2

H3

H4

H5

Comments

Do you agree with the **Community Facilities & Green Space Policies**?

Yes

No

If you don't agree, which ones don't you agree with?

CFGS1

CFGS2

CFGS3

CFGS4

CFGS5

CFGS6

Comments

Do you agree with the **Retail & Business Policies**?

Yes

No

If you don't agree, which ones don't you agree with?

RB1

RB2

RB3

Comments

Do you agree with the **Highways & Traffic Policies**?

Yes

No

If you don't agree, which ones don't you agree with?

HT1

HT2

H3

Comments

Possible Community Infrastructure Levy (CIL) Priorities

Ranking out
of 10

- Tree planting
- Nature trail
- Public transport improvements eg east of Adel to Holt Park, Horsforth & Leeds/Bradford Airport
- Regulated pedestrian crossing on Church Lane and Otley Road
- Improvements to key footpaths and access points within Adel
- Children's play area
- Trim trail
- More diverse leisure/recreation activities
- Young people facilities/activities
- Tidy up retail frontages
- Adel Business Centre
- Secure bicycle parking at shops/ Bedquilts changing rooms /local parks
- Creation and improvement of footpaths and cycleways from Adel to Golden Acre Park and Paul's Pond

Please return your completed Questionnaire before the end of July 2015 to one of the following:

Post or drop-off: FAO Ian Bond, 1 Park View, off Church Lane, Leeds, LS16 8DF

Drop off: **Co-op Store, Otley Road**
 Cranberries, Otley Road
 Adel Wood Stores, Sir George Martin Drive
 Adel Pharmacy, Long Causeway

Your help is much appreciated

Some Responses to Policy Intentions Document Questionnaire

"Free comments" - analysis

These are the points made, grouped together. There is a limit to what conclusions one can draw since not everyone commented and many of the points are already covered in the survey (such as the importance of the character of the area and views on the trolley bus scheme, the capacity of existing services and the strain they are already under).

One particular category of note is the number of comments about the environment of the area particularly cleanliness and the experiences of pedestrians which is not something we covered in the survey. Had we included this in the main body of the survey then we might have had a lot more people agreeing with these as being issues.

Type of Comment	Number of comments made
About the general environment, nature and heritage of Adel	Total so far: 23
Unique character should be preserved	8
Protect the area around the Church	5
Protect green open spaces	10
Points about housing	Total so far: 18
Too much housing/being turned into a housing estate	7
Large detached family houses are inappropriate - need mixed sizes	3
Need starter homes and homes suitable for older people to stay in area (to reflect aging population)	8
Infrastructure	Total so far: 12
Infrastructure is inadequate now and cannot take yet more housing	12
Highways and transport issues	Total so far: 30
Too many cars on the roads	4
Speeds are too fast/safety issues	5
Oppose trolley bus scheme	4

Type of Comment	Number of comments made
Too much traffic now and no space to create greater capacity	5
Roads and pavements unsafe due to speed and inappropriate parking; need crossings	12
Local community services	Total so far: 13
Infrastructure - including health - is inadequate now and will only get worse with more housing	4
Want a local community centre/use existing facilities better	3
More coffee mornings at The Stables	1
Play area for children	3
Use old reform school buildings for community	1
Better and safe cycling facilities	1
Education	Total so far: 5
Not enough primary school places	5
Points about quality of local environment	Total so far: 18
Pavements affected by hedges, parking, potholes and litter	12
Drains not cleaned out	2
Refuse collectors leave mess	2
Dog mess	2
Business issues	Total so far: 1
Want better local shops	1
IT issues	Total so far: 2

Type of Comment	Number of comments made
Mobile phone - poor reception (East Causeway Vale, which is in a dip)	1
Speed up broadband	1

Summary

181 completed questionnaires were returned. These were overwhelmingly wholly or mainly in agreement with the objectives and policies proposed. 2 questionnaires wholly opposed the policies, one because the respondent objected to any further development in Adel and anything connected with it and one respondent objected to the "jargon" used throughout the document.

Email to Residents July 2016 regarding Consultation

The Adel Neighbourhood Forum has been developing a Neighbourhood Plan for a number of years now and as it is nearing completion we are undertaking a final consultation with residents and local businesses before submitting it to the Council for approval in a referendum. The Plan gives the community a chance to influence future planning decisions by setting out policies in six areas against which applications will be measured. A brief summary of the policies is set out on a leaflet being delivered in the area and full details can be seen in the draft Plan.

We encourage everyone to have a look at the draft Plan and to let us have any comments on it (supportive or suggestions for change) before the closing date of Friday 9 September.

You can download a copy of the draft Plan via the link on our website at:

<http://adelneighbourhoodforum.co.uk/neighbourhood-plan/> A copy is also available for viewing at Holt Park Library and we are holding three drop-in consultation events where copies will again be available to view.

Comments can be sent to us by email at anf.chair@gmail.com and hardcopy responses can be left at any of the drop-in events or posted into the Adel War Memorial Hall letterbox on the Church Lane side of the Hall.

Everyone is welcome to come to one of the drop-in events and talk to us - members of the Forum steering group including councillors Barry and Caroline Anderson will be at each event. There is no formal presentation, just pop in at any time during the specified hours. The events will be held at:

- Thursday 11 August 6pm to 8pm at Adel War Memorial Association, Great Hall, Church Lane, LS16 8DE
- Saturday 20 August 10am to 12pm at Adel Methodist Church Main Hall, Gainsborough Avenue, LS16 7NS
- Wednesday 24 August 7pm to 9pm at the Adel Parish Church Hall, Old Stables, Back Church Lane, LS16 8DQ

We hope to see you at one of these events.

Adel Neighbourhood Plan

Our Vision is to ensure that future developments help to define, protect and enhance Adel as a village known for its character, landscape and green space.

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.

What if you are unable to attend the consultation meetings?

- We will ensure that the Complete Plan is on our website for consideration and comments.
- Copies will be available in the Holt Park Library. They are also available to purchase at £5.00 each.
- Contact Ian Bond, Joint Chairman by email bondster@btopenworld.com



Adel Neighbourhood Forum
Giving You a Voice

Visit us at www.adelneighbourhoodforum.co.uk

Follow us on Twitter @AdelForum

Be friends on Facebook



Adel Neighbourhood Plan

Do you care about housing development, community facilities and greenspace in Adel?

This is your last chance to influence the proposed Adel Neighbourhood Plan which gives you, the Adel community, a voice on these and other relevant issues.

The Plan will set out proposed policies in Adel for the next twenty years.

The Adel Neighbourhood Forum has arranged the following important 'drop in' consultation sessions at which you can meet members of the Forum and Councillors Barry and Caroline Anderson.

Thursday, 6th October from 7.30 to 9.00pm

at the Old Stables behind Adel Parish Church, Back Church Lane, LS16 8DW

Saturday, 8th October from 10.30am to 3.00pm

at Adel St John Church of England Primary School, Long Causeway, LS16 8EX

Tuesday, 11th October from 7.30 to 9.00pm

at the Adel War Memorial Hall which incorporates Adel Sports and Social Club, Church Lane, LS16 8DE.

Adel Neighbourhood Plan-Examples of Policies

Natural & Built Heritage (NBH)

Landscape character & setting

Protection & enhancement of Adel's natural assets and wildlife to encourage further habitat creation and bio-diversity

Character & Design (CD)

Recognising and reinforcing the distinct local character in relation to height, scale, layout, design, materials and private gardens

Housing (H)

Residential development proposals will be permitted on sites through Leeds City Council Site Allocations where they meet the requirements in the Neighbourhood Plan.

Residential development of greenfield land will not be considered unless the site allocations identified in the Neighbourhood Plan area have not come forward and there is a shortfall of housing land.

Residential development proposals should provide a mix of housing types and sizes.

Community Facilities & Greenspace (CFGS)

Protection & provision of community facilities

New or extended primary school provision

Protection & provision of greenspace

Support for Children's Play area

The green infrastructure /corridors should be retained - improved

Retail & Business (RB)

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 and that offer relevant and appropriate services.

In the interests of public health and well-being our objective for hot food takeaway use is:

That hot food takeaways (A5 Use Class) should not represent more than 15% of the total occupied units.

Highways & Traffic (HT)

The impact of traffic congestion on local junctions and pinchpoints will be considered through a transport assessment.

Retain existing retail car parking and encourage the creation of additional spaces.

Improve cycling & pedestrian connections



Adel Neighbourhood Plan

Policies October 2016



Adel Neighbourhood Forum
Giving You a Voice
www.adelneighbourhoodforum.co.uk

Your Feedback :

This is your opportunity to affect the plan's final content - we need your feedback to get it right!

Do you agree with the **Natural & Built Heritage Policies**?

Yes No

If you don't agree which ones don't you agree with?

NBH1 NBH2 NBH3 NBH4 NBH5 NBH6

Comments

Do you agree with the **Character & Design Policy**/(CD1)

Yes No

If you don't agree, why not?

Comments

Do you agree with the **Housing Policies**?

Yes No

If you don't agree, which ones don't you agree with?

H1 H2 H3

Comments

Do you agree with the **Community Facilities & Green Space Policies**?

Yes No

If you don't agree, which ones don't you agree with?

CFGS1 CFGS2 CFGS3 CFGS4 CFGS5 CFGS6

Comments

Do you agree with the **Retail & Business Policies**?

Yes

No

If you don't agree, which ones don't you agree with?

RB1

RB2

RB3

Comments

Do you agree with the **Highways & Traffic Policies**?

Yes

No

If you don't agree, which ones don't you agree with?

HT1

HT2

H3

Comments

Implementation (Ref. 8.0 in the Plan)

Please Number the project in your order of priority.

- | | |
|---|----------------------|
| | Ranking out
of 10 |
| • Tree planting | ..... |
| • Nature trail | ..... |
| • Public transport improvements eg east of Adel to Holt Park, Horsforth & Leeds/Bradford Airport | ..... |
| • Regulated pedestrian crossing on Church Lane and Otley Road | ..... |
| • Improvements to key footpaths and access points within Adel | ..... |
| • Children's play area | ..... |
| • Trim trail / Outdoor Gym | ..... |
| • More diverse leisure/recreation activities | ..... |
| • Young people facilities/activities | ..... |
| • Tidy up retail frontages | ..... |
| • Adel Business Centre | ..... |
| • Secure bicycle parking at shops/ Bedquilts changing rooms /local parks | ..... |
| • Creation and improvement of footpaths and cycleways from Adel to Golden Acre Park and Paul's Pond | ..... |

Please return your completed Questionnaire before the end of October 2016 to one of the following:

- Post or drop-off:** **FAO Ian Bond, 1 Park View, off Church Lane, Leeds, LS16 8DF**
- Drop off:** **Co-op Store, Otley Road**
 Cranberries, Otley Road
 Adel Wood Stores, Sir George Martin Drive
 Adel Pharmacy, Long Causeway

Your help is important and much appreciated

Summary of Resident Responses on Priority Issues

Questionnaire Responses to Adel Neighbourhood Plan Pre-Submission Document September 2016

³⁶
34 responses received from residents plus 2 from consultants representing developers.

Responses from residents overwhelmingly agreed with the policies

Exceptions were:

- 2 **Natural and Built Heritage** - 2 disagreed because they opposed *any* development opposite Adel Church
- 6 **Housing Policy**- 6 disagreed; 3 with H2: land South of Dunstarn lane. 1 with H3: Housing mix. Others unspecified
- 2 **Community Facilities and Green Space** - 2 disagreed; 1 with CFGS3 & 6 (? incorrectly ticked) and 1 unspecified *Green space*
- 2 **Retail & Business Policies** - 2 disagreed; 1 unspecified, 1 disagreed with RB2 (hot food takeaways)
- 4 **Highways and Traffic** – 3 disagreed with HT1 (congestion) and 1 also disagreed with HT3 (improved cycling and pedestrian provision- arguing that these should be much more pro-active). *In addition, one respondent disagreed with HT3 because they opposed the UK of Old Dunstarn Lane greater access*

Priority Projects were ranked:

- 1 Tree planting
- 2 ≠ Young people facilities
- 3 ≠ Regulated pedestrian crossing Church Lane/Otley Road
- 4⁵ Creation & improvement of paths/cycleways to Golden Acre & PaulsPond
- 4⁵ Childrens play area
- 6 More diverse leisure/recreation activities

~~7~~ 8 Adel Business centre

~~7~~ 7 Tidy up retail frontages

~~10~~ 9 Secure bicycle parking

~~10~~ 9 Nature trail

~~11~~ 11 Improvements to footpaths and key access points

~~12~~ 12 Public Transport improvements-East adel/Horsforth/airport

(NB a number of comments were made re the methodology of this part of the questionnaire)

Adel Neighbourhood Plan (ANP)

Produced by Adel Neighbourhood Forum

Health Check – June 2019: Undertaken by Andrew Seaman BA (Hons) MA MRTPI

Summary of Recommendations

1. Process

- The Adel Neighbourhood Forum was designated on 3rd April 2014. It has clearly undertaken much good work. However, as a consequence of Section 61F(8) of the Town and Country Planning Act 1990 (as amended) ('the 1990 Act') which provides a 5 year limitation on the authority of a Forum, the Adel Neighbourhood Forum is no longer authorised to act in relation to the Adel Neighbourhood Area. However, we note that publicity of the application to re-designate Adel Neighbourhood Forum took place between Tuesday 30 April and Tuesday 11 June 2019, and therefore the renewed designation is clearly in hand.
- Further liaison and correspondence with Leeds City Council ('the City Council') would be prudent to ensure, as far as practical, that the Council is in agreement with the process of the ANP production and its final content.
- Brief updates to the Habitats Regulation Assessment (HRA) and Strategic Environmental Assessment (SEA) should be undertaken prior to submission of the Plan to the City Council.
- The Consultation Statement at Appendix 1 of the ANP needs to be completed (and separated from the ANP as a whole). Currently it is not clear that the necessary pre-submission consultation and publicity has been met albeit it is assumed that evidence does exist to this effect. For example, evidence (eg copy of consultation invitation letters) could be provided to illustrate that those potentially affected by the ANP were given at least 6 weeks to respond with details of how to make representations (Reg 14). The Forum should assure

itself that the landowners of the proposed Local Green Space have been notified/consulted in accordance with the advice in the Planning Practice Guidance (PPG)¹.

2. Content

- The references within the ANP to the National Planning Policy Framework (NPPF) are based on the 2012 version which has been replaced by the 2019 version. Consequently, the ANP should be updated to ensure that all elements refer and have regard to the most up to date version of national policy.
- Liaison with the City Council should be made to check the general conformity of the ANP with the current strategic policies of the development plan and to check the status and timescale of the adoption of the Site Allocations Plan (SAP) and the Core Strategy Selective Review. A Statement of Common Ground would be a useful addition to the evidence base prior to formal submission for Examination.
- The Basic Conditions Statement and Statement of Consultation should be separated from the ANP prior to submission and be available as separate discrete supporting documents.
- Some corrections are identified to the ANP which are set out in Part 3 of this Health Check.
- It is clear that the policies within the ANP have been shaped by the community and the process of plan production. Some detailed comments are made on the content and drafting of the ANP Policies to assist their clarity and future implementation. Policy H1 introduces a sequential assessment for building on greenbelt and greenfield land which would conflict with the NPPF and should be resolved.
- Where no comment is made against a policy, this is because the policy appears to be in general conformity with the strategic policies of the adopted Development Plan and has regard to national policy and guidance, and the aims of sustainable development.

¹ See PPG Reference ID: 37-019-20140306

Andrew Seaman
24 June 2019

Part 1 – Process

	Criteria	Source	Response/Comments
1.1	Have the necessary statutory requirements been met in terms of the designation of the neighbourhood area?	Adel NP	Yes, this requirement is met. The process of designation is described within the NP (see paragraph 1.4/1.5 and in the Basic Conditions Statement). Figure 1 of the NP contains the Designation Map. The Neighbourhood Area designation date is noted as 6 th November 2013.
1.2	If the area does not have a parish council, have the necessary statutory requirements been met in terms of the designation of the neighbourhood forum?	Adel NP	The Adel Neighbourhood Forum was designated on 3 rd April 2014. As a consequence of Section 61F(8) of the 1990 Act which provides a 5 year limitation on the authority of a Forum, the Adel Neighbourhood Forum is no longer authorised to act in relation to the Adel Neighbourhood Area. However, we note that publicity of the application for redesignation has recently concluded on 11 June 2019, thus a renewed designation is well progressed.
1.3	Has the plan been the subject of appropriate pre-submission consultation and publicity, as set out in the legislation, or is this underway?	Adel NP	The Consultation Statement at Appendix 1 of the ANP needs to be completed. Currently it is not clear that the necessary pre-submission consultation and publicity has been met albeit it is assumed that evidence does exist to this effect. For example, evidence (eg copy of consultation invitation letters) could be provided to illustrate that those potentially affected by the ANP were given at least 6 weeks to respond with details of how to make representations under Regulation 14)
1.4	Has there been a programme of community engagement proportionate to the scale and complexity of the plan?	Adel NP	Sections 1, 3 and Appendix 1 of the ANP sets out the process of producing the Plan and detail aspects of the consultation and engagement undertaken. With the additional clarity to be provided by addressing the matter above (1.3,) this appears proportionate to the complexity of the Plan.
1.5	Are arrangements in place for an independent examiner to be	No source	There is no information provided on this. Whilst the Forum has not yet reached submission of the Plan to Leeds City Council under

	appointed?		<p>Regulation 15, it is advised that the Forum now begin discussing what the process will be for identifying a suitable independent examiner with the City Council.</p> <p>Whilst the general approach is to assess the resumes/CVs provided by prospective examiners, you may also find it very helpful in coming to a decision by reading examples of their reports on other Neighbourhood Plans.</p>
1.6	Are discussions taking place with the electoral services team on holding the referendum?	No source	It is not yet appropriate to put in place arrangements for a Referendum after the examination of the Plan. However, as the Plan advances, discussions should be held with Leeds City Council.
1.7	Is there a clear project plan for bringing the plan into force and does it take account of local authority committee cycles?	Adel NP	<p>There is no process set out for bringing the Plan into force.</p> <p>The ANP contains a short commentary at Section 9 on 'Implementation' which includes a focus upon future partnership working with the City Council and others. It would be advisable to extend this section to incorporate details of how the Plan will be brought into force and, critically, how its general effectiveness in conjunction with individual policies will be monitored and managed.</p>
1.8	Has a SEA screening been carried out by the LPA?	Draft Adel NP SEA and HRA Screening Report (2016)	<p>A SEA Screening Report was prepared by Leeds City Council in November 2016, which concluded that it is unlikely that there would be any significant environmental effects arising from the ANP and its policies. A full SEA as prescribed by the SEA Regulations is not deemed to be required for the Plan.</p> <p>Consultation responses were received from the Environment Agency, Historic England and Natural England.</p> <p>Given the fact that the screening was undertaken in 2016 against an earlier version of the ANP (albeit similar in its content), it would be advisable to provide a brief update to the Screening Report confirming that there has been no material change to affect its</p>

			conclusion.
1.9	Has a HRA screening been carried out by the LPA?	Draft Adel NP SEA and HRA Screening Report (2016)	<p>The Draft Adel NP HRA Screening Report has been undertaken by the City Council. This identifies the relevant Natura 2000 site of the South Pennine Moors Phase 2 SPA/SAC and its features of interest. The Screening Report has regard to the HAR Screening determinations for other planning policy documents: Leeds Core Strategy 2004, the emerging Sites Allocation Plan and the Natural Resources and Waste Development Plan.</p> <p>The Report concludes that the distance from the Adel NP area to the South Pennine Moors Phase 2 SPA/SAC is sufficient such that a formal scoping opinion was not required and that the ANP would not be likely to cause significant effects alone or in combination with other projects or plans.</p> <p>The QB's attention is drawn to the fact that the Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018 were made on 5 December 2018 and came into force on 28 December 2018. These amend the prescribed Basic Condition related to Habitats Assessments - the revised Basic Condition took effect from 28 December 2018. See the following link: http://www.legislation.gov.uk/uksi/2018/1307/contents/made (Section 3). This amendment follows the ruling of the European Court in People over Wind and Sweetman on 12 April 2018. The QB should revert to the City Council for an update to the HRA Screening Report to assure itself that the implications of the European ruling have not affected the way in which the Sites Allocation Plan has been considered and in turn whether there are any implications for the ANP.</p>

Part 2 – Content

	Criteria	Source	Response/Comments
2.1	Are policies appropriately justified with a clear rationale?	Adel NP	<p>The Plan has a clear Vision, 18 Objectives and 22 policies which are grouped into 6 sectional themes.</p> <p>The policies are clearly labelled and set out. Each is accompanied by a rationale in the text of the Plan which identifies the ‘intent’ of the policy and its ‘justification’.</p> <p>Policy NBH6 is currently somewhat unclear in its apparent aspiration to establish a Local Heritage Area and could benefit from refinements to aid its clarity which would then be supported by the provided justification.</p> <p>Policy H2 is in two parts, the second of which is more a statement of preference than a land use policy. Consideration could be given to the way in which this policy is framed and how it is justified in light of the SAP.</p> <p>Policy RB2 refers to hot food takeaways. The intent is clearly set out although the justification for a 15% limit of hot food takeaways of the total occupied units is not justified clearly within the justification or in evidence. This may benefit from a review.</p> <p>Policy HT3 has a clear purpose although is lengthy. Could this be refined with some of the detail being set out in the justification rather than in the policy itself?</p>
2.2	Is it clear which parts of the draft plan form the ‘neighbourhood plan proposal’ (i.e. the neighbourhood <i>development plan</i>) under the Localism Act, subject to the independent examination, and	Adel NP	<p>The ANP currently totals 220 pages. The ANP incorporates sections on how the Plan was prepared (Section 3) and a Basic Conditions Statement (Section 5) and 4 Appendices. Whilst these are informative, they should be removed from the ANP as it is the ANP itself which is the subject for Examination.</p> <p>Section 3 and Appendix 1 should logically form part of a final</p>

	which parts do not form part of the 'plan proposal', and would not be tested by the independent examination?		<p>Consultation Statement; the Basic Conditions Statement should be a stand alone supporting document and Appendix 4 a separate supporting piece of evidence.</p> <p>Revisions to the structure would ensure clarity on what parts of the Plan form the 'neighbourhood plan proposal' subject to Examination.</p>
2.3	Are there any obvious conflicts with the NPPF?	Adel NP	<p>The Plan has evidently been prepared in the context of the NPPF (2012). Critically, the NPPF has been updated (2019) and consequently the content of the ANP should be reviewed and updated, especially Section 5, to account for this change in national policy.</p> <p>Policy H1 introduces a sequential assessment for building on greenbelt and greenfield land which would conflict with the NPPF. The NPPF identifies that development can proceed upon Green Belt in certain circumstances. This conflict should be resolved.</p>
2.4	Is there a clear explanation of the ways the plan contributes to the achievement of sustainable development?	Adel NP	<p>Yes, the ANP has been prepared in the knowledge of the need to secure sustainable forms of development. This is noted in the preparatory phases of the ANP, in general conformity with the strategic Development Plan and in the Basic Conditions Statement (Section 5 and Table D). The ANP Vision does not contradict the intention of securing sustainable development and the Plan's objectives support this concept whilst certain policies specifically note the need for sustainable forms of development (NBH5 and H1).</p> <p>It may be helpful to liaise with the City Council to ensure that there are no implications arising from the content of the ANP the viability of new development.</p>
2.5	Are there any issues around	Adel NP (Section 5 et al)	No, from our assessment of the documents received, including the

	compatibility with human rights or EU obligations?		Basic Conditions Statement, there would appear to be no outstanding issues regarding compatibility with human rights or EU obligations.
2.6	Does the plan avoid dealing with excluded development including nationally significant infrastructure, waste and minerals?	Adel NP	Yes, the Plan does avoid dealing with such excluded development, and there are no potential issues regarding this matter.
2.7	Is there consensus between the local planning authority and the qualifying body over whether the plan meets the basic conditions including conformity with strategic development plan policy and, if not, what are the areas of disagreement?	Adel NP and letter from Leeds City Council to the draft ANP dated 15.11.16	<p>There is insufficient evidence at this time to conclude that the local planning authority are in agreement over whether the ANP meets this aspect of the Basic Conditions.</p> <p>The correspondence from the Chief Planning Officer of Leeds City Council dated 15th November 2016 based on an earlier version of the ANP, raises some matters of potential contention. These include the relationship between the ANP and the Core Strategy and some allocated sites in the SAP in addition to a number of matters of detail. A number of resultant changes to the Pre Submission ANP have been made although it is unclear as to whether all matters have been satisfactorily resolved to the point of final agreement and general conformity.</p> <p>It cannot be concluded at the present time that there are no potential issues of general non-conformity (i.e. disagreement) with strategic development plan policies. It would be prudent to engage in further correspondence with the City Council, potentially to agree a Statement of Common Ground, to identify the current position and hopefully consensus.</p>
2.8	Are there any obvious errors in the plan?	Adel NP	Some matters are identified below.

2.9	Are the plan's policies clear and unambiguous and do they reflect the community's land use aspirations?	Adel NP	<p>We make Detailed Comments below on the content and drafting of the Plan's Policies. It is clear that they reflect and have been shaped by the community's land use aspirations, as expressed at various stages during the Plan's preparation.</p> <p>However, some of the policies would benefit from a further 'sense check' and potential refinement to ensure that they are specific land use policies and not general assertions of aspiration (which might be contained to a degree within the text of the Plan, balanced with the advice in the PPG²).</p>
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² See PPG Reference ID: 41-004-20190509

Part 3 - Detailed Comments

1. These detailed comments address all matters, both of significance and of a more minor nature, across the Plan and are presented in Page order. However, there is no pagination within the current document which should be rectified.
2. Page 2 – Table of Contents is required.
3. Page 3 – Foreword (not Foreward).
4. Page 3 – Paragraph 7 requires updating to reflect current timescales.
5. Page 17 et al – All references to the NPPF 2012 should be updated to reflect the fact that the document was updated in 2019.
6. Page 17 – The City Council are undertaking a Core Strategy Selective Review. This should be referenced. As appropriate, any implications of the Selective Review should be noted within the ANP – this could be discussed and agreed with the City Council.
7. Page 18 – The SAP is scheduled for adoption in the summer of 2019. An update on progress should be obtained from the City Council. It may be likely that the SAP will become an adopted document before the ANP is submitted for Examination and therefore the ANP should be updated to reflect this fact and to acknowledge the final contents of the SAP. This will be important for the Basic Condition of general conformity in relation to those policies considered to be strategic in the SAP.
8. Page 19 - The Basic Conditions Statement is most appropriately created as a separate supporting document to the ANP particularly as some of the information is repetitive of previous content (eg the background to Neighbourhood Planning is similar in part to Section 1 of the ANP). Further guidance on Basic Conditions Statements can be found here:
https://www.rtpi.org.uk/media/1282954/approaches_to_writing_a_basic_conditions_statement.pdf
9. Page 20 - Paragraph 5.3.2 confirms the date when the Forum was designated. Unfortunately, this is more than 5 years ago and therefore a new designation is required to be legally compliant. An update to the text will subsequently be required.
10. Page 21 - Table A would be clearer with the addition of a heading to the first column (Objective number).

11. Page 22 (and others) – Paragraphs 5.4.3, 5.4.4 and Table B refer to the old NPPF. Updates are required (the 12 core principles are no longer cited as such).
12. Pages 24 and 25 – Paragraph 5.4.6 needs to be updated as the sections within the new NPPF have altered in comparison to its predecessor. Consequently, Table C column 3 is out of date.
13. Page 32 – This section of the Statement may require updating if the SAP is adopted prior to the submission of the ANP for Examination. The City Council website indicates that it hopes to adopt the SAP during the summer of 2019. The ANP currently references the draft SAP which is appropriate but it should be noted for clarity that the Core Strategy is subject to ongoing Selective Review and how, if appropriate, the ANP has had regard to any proposed changes to the Core Strategy content (the City Council may be able to advise)³; Table E may require consequent amendment.
14. Page 33 – Paragraph 5.4.24, as noted above at 1.9, attention is drawn to the fact that the Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018 were made on 5 December 2018 and came into force on 28 December 2018. These amend the prescribed Basic Condition related to Habitats Assessments - the revised Basic Condition took effect from 28 December 2018. See the following link: <http://www.legislation.gov.uk/uksi/2018/1307/contents/made> (Section 3). This amendment follows the ruling of the European Court in *People over Wind and Sweetman* on 12 April 2018. The Forum should revert to the City Council for an update to the HRA Screening Report to assure itself that the implications of the European ruling have not affected the way in which the Sites Allocation Plan has been considered and in turn whether there are any implications for the ANP.
15. Page 42 – Objective 12 references ‘existing links’. Clarification could be provided to explain what these are. For example, are they transport links, ‘green’ links etc? Objective 15 refers to the provision of play space etc within the development area of new developments but this is not necessarily deliverable in all instances (eg small scale development). Could this be clarified by adding the words “...within *or near to* the development area”.
16. Page 44 – Policy NBH1 refers to the ‘special’ character and appearance of the local landscape. Would ‘distinct’ be more appropriate? The 2nd sentence of the 2nd paragraph states that the loss of important natural features will not be supported which may be an inflexible requirement; would ‘unjustified’ loss be appropriate? The 3rd paragraph refers to ‘Development that negatively impacts...’ which is a stringent requirement, would ‘impacts unacceptably’ be more positive? The final paragraph of the policy ~~refers~~ states “Limited urban fringe development will be supported ...”; however, as this may relate to development upon Green Belt land where more than the consideration of just ‘openness’ will apply, it would be more appropriate to amend the start of the paragraph to: “Limited *justified* urban fringe development will be supported ...” which will enable the consideration of ‘Very Special Circumstances’ in line with national policy.

³ See PPG Reference ID: 41-009-20190509

17. Page 49 – Policy NBH2 - For clarity it would be helpful to explain the meaning of the currently very broad term ‘materially injure the health’ within the policy/text. The justification for the replacement planting ratio of 3:1 should be provided.
18. Page 51 – Policy NBH3 final paragraph requires measure to enhance a site’s nature conservation interest but, whilst a laudable aspiration, is not technically enforceable. (also update the reference to NPPF paragraph 117).
19. Page 55 – Policy NBH4 - It would be helpful for clarity to set out how the Areas of Townscape Significance and their features of interest have been identified, eg any particularly background evidence/study?
20. Page 57 – Policy NBH5 states “Developments that do not preserve or enhance the character of the Listed Buildings or that significantly ...” might be more effective if they allude to the legislative requirements such as “Developments that do not preserve or enhance the *special interest* of the Listed Buildings or that *unacceptably* ...”. Could the 2nd and 3rd sentences be more effectively combined: eg “...particularly those that preserve and enhance the special interest of the Grade II listed Adel Reformatory and contribute to meeting the needs of the local community”? It would be helpful to clarify the status given to the illustrative layout of Figure 10?
21. Page 59 – Policy NBH6. The first 5 and 7th sentences are not land use policy and could be placed in the justification. The Policy could simply consist of the final sentence of the first policy paragraph.
22. Page 61 – Within Conservation Areas the statutory tests for planning permission are whether a development preserves or enhances the character or appearance of the area. Policy CD1 would appear to set a higher test that may be difficult to justify for a non statutorily designated area – perhaps the ‘and’ in the first sentence could be replaced by ‘or’? Would ‘respecting’ be a more appropriate word than ‘reinforcing’ in criteria 1, thereby clarifying that there is flexibility in its application for schemes that do not simply repeat the vernacular design style? The policy also contains a clause referring to 15 views and vistas. The key views in clause 3 & Figures 13 & 14) contain one view (#8 on Figure 14) which appears to extend beyond the Plan area. The policy says: ‘New development should preserve and enhance the special character of the Adel Neighbourhood Area....by protecting key views and vistas of the local landscape and townscape Area.’. Whilst the policy does not require an outright ban on any development, we consider the widespread coverage of the views and vistas warrants some qualification perhaps along these lines: ‘*Development proposals should respect the open views and vistas as shown in Figures 13 and 14. Proposals which would have a significantly detrimental impact on these views and vistas will not be supported.*’
23. Page 63 – ‘drab and uninteresting’ are rather harsh terms for those who may live in such areas. Would ‘areas of limited character interest’ be more diplomatic?

24. Page 65 – The first sentence of Policy H1 runs contrary to national policy which allows for the development of Green Belt land for certain forms of development and when Very Special Circumstances have been identified. This will require redrafting. For clarity and effective implementation Criteria 2 should conclude with “...and meet the policies of this Plan and the wider development Plan in conjunction with national policy”. The text of the policy does not fully reflect the justification provided at paragraph 2.
25. Page 67 – It is possible that Policy H2 requires updating to take account of the passage of time. The references to HG2-38 seem misplaced in policy as its intention runs contrary to the likely adopted SAP. Deletion should be considered. The reference to HG1-74 would benefit from rephrasing with a focus on the criteria to be applied to new development proposals.
26. Page 69 – The justification for 50% of housing to be 2 bedroom homes in Policy H3 should be made clear in the supporting justification with regard to the requirements of the Core Strategy and SAP (taking into account any additional evidence that post dates the 2014 Adel Housing Assessment. The Appendix needs a number.
27. Page 73 – Policy CFGS3 refers to an Appendix which requires numbering. The Policy lists 10 new Local Green Spaces (LGS) supported by the current Appendix 2. It is likely that this policy and the identified LGS will be subject to further scrutiny at Examination. Whilst Appendix 2 is useful, the justification in some instances is rather brief, eg why an area is demonstrably special. This should be expanded with greater information and clarity. Appropriate checks should be made that all landowners are aware of the proposed designations. The size, in hectares, should be given for the 10 proposed LGS designations and particular regard should be had to the advice in the PPG⁴.
28. Page 80 – Policy RB1 refers to proposals meeting a need; however, this is unclear in its implementation as to how such a need is to be identified. Ordinarily the ‘market’ is the arbiter of supply and demand. The Vision does not clearly identify what would be an appropriate proposal within the Adel Shopping Parades as referred to in the policy and therefore greater clarity should be provided on how this would be implemented. There is scope to rephrase the first sentence of the policy to aid its clarity of purpose and how it would be implemented.
29. Page 81 – The 15% limit on hot food takeaways as a proportion of occupied premises in Policy RB2 is not justified in the Plan or in evidence. As presented this would not appear to be justified sufficiently to remain as a policy requirement. Is a percentage figure required at all? The final criterion requires clarification on what is meant by ‘impacting’. Perhaps ‘impacting unacceptably’ would be helpful?

⁴ See “Open space, sports and recreation facilities, public rights of way and local green space”, PPG Reference ID: 37-005-20140306 - Reference ID: 37-022-20140306.

30. Page 83 – The first paragraph of Policy RB3 is a long sentence. Its clarity would be improved by breaking the paragraph into two or more sentences, particularly the relationship of the policy purpose to the final line and a half (“or in other locations close to existing shops and services which are easily accessible by foot, bicycle and public transport.”)
31. Page 86 – Policy HT3 is unclear as a land use policy and in how decision makers should have regard to it. It is primarily a descriptor of the current situation and contains aspirational concepts. It is recommended that the policy be redrafted to become more succinct with supporting information moved to the justification.
32. Page 91 – The header refers to ‘8.0 Implementation’ whereas it is ‘9.0 Implementation’. The section of the ANP on Implementation would benefit from further detail on how the policies of the Plan will be monitored for their effectiveness and thereafter managed to maximise their effect. This could entail liaison with the City Council on how it monitors the effectiveness of the existing development plan.
33. Page 93 – The Appendices are actually in Section 10 (not 9). Consideration should be given to the need to include the Consultation Statement in the ANP: ordinarily the Consultation Statement should be provided as a separate document as should the Basic Conditions Statement). Detailed guidance on the contents of a consultation statement can be viewed here: https://www.rtpi.org.uk/media/1282948/how_to_write_a_consultation_statement.pdf . Indeed, there is the potential to remove all the Appendices to separate supporting documents (or website links) which would hone the final ANP into a more concise Plan.
34. **General** – The Plan is a relatively long and comprehensive document. The Plan is presumably deliberately silent on topics such as climate change, air quality and the viability implications of the ANP. It may be helpful to briefly address the intended arrangements for the future Monitoring and Review of the Plan. For example, there is no indication on how the successful implementation of the Plan’s policies will be monitored, or the circumstances (such as changes in strategic planning policies or national policy which might necessitate a formal Review of the Plan prior to 2028.
35. The main focus of this report has been on undertaking a detailed assessment of the Plan. A thorough proof-read and sense check should be made of the supporting documents prior to their submission and the Plan itself should also be proof read by an independent person to check for typographical errors.
36. Finally, it is recognised that the above comments will involve some amendments to the Plan and its contents. However, the time and effort that has clearly been put into the Plan to date is commendable and if the Plan can be amended to incorporate the above suggestions then it will have a very good prospect of being submitted in due course for a successful examination.

Sample of Letters Sent to Owners of Proposed Greenspace Land Jan 2021



Adel Neighbourhood Forum
Giving You a Voice

c/o 3 Sadler Copse
Adel
LEEDS
LS16 8NW

The Company Secretary
BDW Trading Limited, Barratt House,
Cartwright Way, Forest Business Park,
Bardon Hill, Coalville,
Leicester LE67 1UF

27 January 2021

Dear Sirs,

Land to north west of Church Lane, Adel WYK679125

We understand that you are the registered proprietors of the above parcel of land.

We are in the process of drafting a Neighbourhood Plan for Adel. Consultation over recent years with residents of Adel has shown that one of the most valued aspects of Adel is its greenness and open spaces.

We note that planning consent (18/04343) has been granted in relation to part of the above site for the construction of houses on the western side of the beck.

The remaining part of the site to the east of the beck is a particularly important green space. It is our proposal that it should be designated as a Local Green Space within the Adel Neighbourhood Plan.

The reasons for the proposed designation of this part of the site are:

- The maintenance of the open, isolated setting of the Grade 1 listed Norman Church of Adel St John the Baptist, which has survived for 900 years and is an important feature in its listing
- The proximity to Adel Conservation Area and the views over the site from the Conservation area which are noted as important in the Conservation Area appraisal
- The proximity to land designated Special Landscape Area which would be prejudiced by any further development of the site

- The proximity to land previously developed by Barratt David Wilson (Centurion Fields) and shortly to be developed by Barratt David Wilson (planning consent 18/04343). These developments are both cramped and urban in the context of the wider village of Adel and require the mitigation of adjoining green space

We recognise that part of the site to the east of the beck is currently reserved for potential school playing fields (but not for any building). As far as we are aware, there is no current proposal for such use and we do not believe this should be any impediment to that part of the site being designated as Local Green Space.

We further note that a part of the site to the eastern side of the beck will be the site of a pumping station and underground tank. Assurances have been given by BDWH in planning application 18/04343 that this will all be grassed over with minimal above ground structure. In the circumstances we see no reason why this part of the site should not also be part of the designated Local Green Space.

If you have any comments in relation the proposed designation of this site as green space, please let us know within 21 days of the date of this letter.

Yours sincerely,



Jeremy Emmott and Clive Hudson
Co-Chairs
On behalf of Adel Neighbourhood Forum



Adel Neighbourhood Plan

Over the last few years, local people have been involved in producing a Neighbourhood Plan for Adel, and we are now reaching the final stages in its development and adoption. We are holding a final consultation online and at three drop in events (see over), with the intention of holding a community referendum on the finalised version later this year.

Neighbourhood Plans are documents prepared by community groups which set out policies to influence future developments in the area. Once adopted they form part of the Council's planning policies and have to be taken into consideration when assessing future planning applications. The Plan covers six policy areas:

- **Natural and Built Heritage**

Relates to preservation of identified key characteristics of Adel; particularly green spaces, the open aspect of many areas, the style of housing and the historic buildings

- **Character and Design**

Seeks to have any new developments built to high design standards as well as preserving the sense of spaciousness and existing open views

- **Housing**

Shows where new developments might be considered and the types of housing that are needed on these sites. We understand that many residents feel that Adel has had more than enough development in recent years, but Neighbourhood Plans have to be in general conformity with Leeds' Core Strategy and national policies so it cannot reject all new building.

- **Community Facilities and Green Spaces**

Identifies facilities that residents would like to see introduced into the area as well as preservation of existing ones, together with identifying specific areas (which do not already have protection) that should be preserved from future development

- **Retail and Business**

Addresses non-residential developments, including the encouragement of appropriate businesses for the area

- **Highways and Traffic**

Covers traffic issues and proposals to increase residents' options for walking and cycling in the local area





Have your say to help prevent inappropriate development, protect our green spaces and preserve the character of Adel.

There is now a final opportunity to review the draft Plan and send us any final comments. After that there will be an external inspection and then a community referendum.

We hope that you will support these policies (and tell us so) which have been produced through a detailed consultation process, including seeking external advice. If you disagree with anything please tell us how you feel it should be changed.

A copy of the Plan can be downloaded from our website:

<http://adelneighbourhoodforum.co.uk/neighbourhood-plan/>

Printed copies will be available to view at our drop-in events and a copy will also be left at Holt Park Library for viewing. Comments can be sent by email to: anf.chair@gmail.com to be received before Friday 9 September 2022. Letters can be left at the drop-in events or posted into the Adel War Memorial Hall letterbox on the Church Lane side of the Hall.

The drop-in events will be held on the following dates and members of the Neighbourhood Forum steering group, including Councillors Barry and Caroline Anderson, will be in attendance. Please feel free to just come in at any point between the specified hours and talk to us about the Plan.

- Thursday 11 August 6pm to 8pm at Adel War Memorial Association, Great Hall, Church Lane, LS16 8DE
- Saturday 20 August 10am to 12pm at Adel Methodist Church Main Hall, Gainsborough Avenue, LS16 7NS
- Wednesday 24 August 7pm to 9pm at the Adel Parish Church Hall, Old Stables, Back Church Lane, LS16 8DQ

Sample of Letters Sent to Owners of Proposed Greenspace Land for Final Consultation



c/o 3 Sadler Copse
Adel
LEEDS
LS16 8NW

The Company Secretary
BDW Trading Limited, Barratt House,
Cartwright Way, Forest Business Park,
Bardon Hill, Coalville,
Leicester LE67 1UF

4 August 2022

Dear Sirs,

Land to north west of Church Lane, Adel, Leeds Land Registry title no: WYK679125

We understand that you are the registered proprietors of the above parcel of land.

We are in the process of drafting a Neighbourhood Plan for Adel and are now undertaking a final Pre-Submission Consultation prior to submitting the draft Plan to Leeds City Council for inspection and adoption. Earlier consultation with residents of Adel has shown that one of the most valued aspects of Adel is its greenness and open spaces.

The land noted above is divided by Adel Beck and building work is now underway on the Elysian Fields site to the west of the beck. The remaining part of the site to the east of the beck is a particularly important green space and it is our proposal that it should be designated as a Local Green Space within the Adel Neighbourhood Plan.

The reasons for the proposed designation of this part of the site are:

- The maintenance of the open, isolated setting of the Grade 1 listed Norman Church of Adel St John the Baptist, which has survived for 900 years and is an important feature in its listing (as recognised by Historic England)
- The proximity to Adel Conservation Area and the views over the site from the Conservation area which are noted as important in the Conservation Area appraisal

- The proximity to land designated Special Landscape Area which would be prejudiced by any further development of the site
- The proximity to land previously developed by Barratt David Wilson (Centurion Fields) and the site currently being (Elysian Fields). These developments are both cramped and urban in the context of the wider village of Adel and require the mitigation of adjoining green space

We recognise that part of the site to the east of the beck is currently reserved for potential school playing fields (but not for any building). As far as we are aware, there is no current proposal for such use and we do not believe this should be any impediment to that part of the site being designated as Local Green Space.

Should you wish to see more details of the proposed Green Space designations or the general contents of the draft Neighbourhood Plan a copy can be downloaded via the link on our website at:

<http://adelneighbourhoodforum.co.uk/neighbourhood-plan/>

If you have any comments in relation the proposed designation of this site as green space or other aspects of the draft Plan, please send them to us (via the address above or the email address given on the website) to arrive no later than Monday 19 September 2022 when the consultation period ends.

Yours sincerely,

Jeremy Emmott and Clive Hudson
Co-Chairs
On behalf of Adel Neighbourhood Forum

List of Statutory Consultees Provided by Leeds CC Contacted Via Email

Statutory Consultees

Neighbouring Authorities

Adjacent Neighbourhood Planning Groups

Local Councillors – Cllr Barry Anderson Cllr Caroline Anderson, Cllr Billy Flynn

Member of Parliament – Alex Sobel MP

Natural England

Historic England

Leeds Teaching Hospitals

Northern Gas

Yorkshire Water

Anglican Church

Diocese of Leeds

CLA

Sustrans

Coal Authority

National Grid

Leeds Local Access Forum

Homes England

Environment Agency

Highways Agency

Woodland Trust

Network Rail

WYCA

Mark McGovern SSA Planning

Disability Action Yorkshire

Leeds Civic Trust

Yorkshire Gardens Trust

Chamber of Commerce

Ancient Monuments Society

Marine Management Organisation

Sport England

Telecomms Operators

Voluntary bodies:

Leeds Advocacy

Leeds Involvement

Voluntary Action Leeds

Groups representing people with protected characteristics -

Age UK

Leeds Society for the Deaf and the Blind

Leeds Older People Forum

Disability Action Leeds

Leeds GATE

Also:

Any schools/colleges/universities within the Neighbourhood Area.

Local businesses within the Neighbourhood Area.

Any third sector organisations within the Neighbourhood Area.

Adel Neighbourhood Forum

Adel Bells article – December 2022

For a number of years now the Adel Neighbourhood Forum has been preparing a Neighbourhood Plan for Adel; this embodies the views of local residents and businesses on future development in Adel and, once adopted, will be taken into consideration by the Council when reviewing applications for future developments in our area. Because of the changes that have taken place since the last formal consultation with residents the Neighbourhood Forum Steering Group decided to hold a final, six week Consultation in the summer prior to finalising the Plan and submitting it to Leeds City Council for adoption.

Leaflets were delivered to all residents in the area, and the Consultation was also publicised on the Forum's website and by email from Councillor Barry Anderson. Copies of the draft Plan were (and still are) available for residents to download and review, a printed copy was lodged at Holt Park library and other copies were available for inspection at the three drop-in consultation events that were held.

Around a hundred residents attended the drop-in events and a number also emailed their comments to us. In general all residents were extremely supportive of the initiative, being concerned about the extent of inappropriate development in the area, and some made specific comments which are all being reviewed for incorporation into the final version of the Plan.

Our aim now is to produce a final version of the Plan in the next few weeks and then submit that to the Council for adoption. Once we have submitted it, the Council will send it to an independent inspector who may make changes if it is inconsistent with local or national policies. When that is complete, a referendum of all residents in the area will be held, with a simple majority of those voting being needed for the Plan to be adopted, after which it will form part of the Council's planning policy. At this stage we do not know how long the inspection process will take but we hope that, when the Council announces the referendum, you will vote to adopt the Plan.

In the meantime the Neighbourhood Forum continues to review planning applications submitted for developments in the area and comment on these where appropriate.

If you would like to get in touch with the Neighbourhood Forum then please email us on:
anf.chair@gmail.com

Jeremy Emmott and Clive Hudson, Co-Chairs Adel Neighbourhood Forum

Evidential support for the Submission version of the Adel Neighbourhood Plan

This document contains a list of other documents, emails and the like which have been used in the preparation of the Submission version of the Adel Neighbourhood Plan (the version which is to be submitted for formal review and approval). It is not an exhaustive list but includes much of the key supporting documentation for the Plan (other information can also be found in the Consultation Statement that is being submitted with the Plan. Copies of specific documents listed can be obtained by contacting the Adel Neighbourhood Forum using the email address anf.chair@gmail.com

Item	Policy No	Name of Doc	Author	Date	Relevance
1		Adel Revised Neighbourhood Design statement Apr 2014	www.leeds.gov.uk/docs/Adel Revised Draft NDS Apr 2014	Apr 2014	Key document in relation to draft neighbourhood plan
2		Adel Neighbourhood Forum website	www.adelneighbourhoodforum.co.uk	ongoing	
3		Pre submission Document Adobe	Adel Neighbourhood Forum	Sept 2016	Draft Plan- revised Nov.18 –Mar. 19
4		Basic Conditions Statement draft	Jane Riley	24.07.18	Key document- included in Draft plan
5		Consultation statement draft	Ian Bond/Jeremy Emmott	Sept 2018	Key document- included in Draft plan
6	NBH1	Adel Neighbourhood Landscape Character Assessment Adobe	Alan Nowell (BA Hons. Dip LA CMLI IAP2) Director LAAND Leeds	23.03.15	Key document included as Appendix to plan - see item 11 for update
7	H2	Land south of Dunstarn Lane currently Greenbelt	Manu Chopra resident email 24.10.16	24.10.16 10.10.16	Residents response to Policy
8	H2	151116-Bond Letter of objection on behalf of local residents re land east of Dunstarn Drive	David Walton, Planning Lawyer PDF file	15.11.16	Objection by residents Dunstarn Drive to Landscape Analysis Plan 5A
9	H2	Letter to David Walton Adobe	Ian Bond	25.11.16	Response of Steering group to concerns raised by Dunstarn residents
10	H2	Developer response to Policy Intentions Document re land south of Dunstarn Lane Adobe	Johnson Mowat on behalf of Taylor Wimpey PDF file	4.11.16	Response from Developers to PID and outlining development development
11	H2	Adel Neighbourhood Landscape Character Assessment Adobe revised	Alan Nowell (BA Hons. Dip LA CMLI IAP2) Director LAAND Leeds	Sept 2017 28.03.18	Revised in light of letter of objection see 15.11.16- Bond

Item	Policy No	Name of Doc	Author	Date	Relevance
12	H2	Letter SAP Dunstarns 02.18 Word doc	Ian Bond	23.02.18	
13	NBH2	Extension of tree cover	Adel Neighbourhood Design Statement	Apr.2014	Highlighted in consultation
14	NBH3	Protection & Enhancement of Nature conservation assets	Designated nature conservation areas within Adel NP area		Highlighted in consultation
15	NBH4	Areas of townscape Significance	Adel Neighbourhood Design Statement	Apr 2014	Highlighted in consultation
16	NBH5	Adel Reformatory and Chapel	Ian Bond	13.11.17	Letter to Historic England
17	NBH5	Adel Reformatory and Chapel email	Kerry Babington , Inspector of Historic Buildings and Areas, Historic England , York	22.12.17	Historic England response email
18	NBH5	Adel Reformatory and Chapel	Historic England response	05.07.16	Email discussion
19	NBH6	Ammended policy NBH6: Local Heritage Area Word doc	Ian Bond	7 th Nov 2017	With outline planning approval granted concerning site before neighbourhood plan submitted, aim is to make plan relevant to current circumstance
20	NBH6	Highway Consultation Land off A660 Adel 08.14 Word doc	David Pearson C.Eng. MICE WESTGATE CONSULTING (LEEDS) LIMITED	Aug 14	Refers to Northern site Hallam Land and Southern site BDWH
21	NBH6	Scanned copies of letters to Leeds Planning on public planning site concerning land east of Otley Road, Adel 14/01660/OT and land off Church Lane Adel 14/01874/OT	Kerry Babington/Emma Sharpe Inspectors of Historic Buildings and Areas, Historic England York	Apr 2014- Apr 2017	T&CP (Development Management Procedure) (England) Order 2015 & Planning(Listed Buildings & Conservation Areas) Regulations
22	NBH6	Addendum representation version 4 Word doc	David Pearson C.Eng. MICE WESTGATE CONSULTING (LEEDS) LIMITED	Aug 14	
23	NBH6	ANF Highways submission 05.14 Word doc	David Pearson C.Eng. MICE WESTGATE CONSULTING (LEEDS) LIMITED	May 14	Overview Highways Provision in Adel

Item	Policy No	Name of Doc	Author	Date	Relevance
24	NBH6	Addendum representation V4-1 Word doc	David Pearson C.Eng. MICE WESTGATE CONSULTING (LEEDS) LIMITED	Aug 2014	Revised highways assessment re land off A660
25	NBH6	Roger Wools consultant Adobe	Roger Wools, Heritage Consultant and Chartered Architect	17.05.14	Letter of objection to Leeds Planning on behalf of Adel Neighbourhood Forum
26	NBH6	Developer response to Policy Intentions Document Adobe	Johnston Brook on behalf of Hallam Land and DW Homes	5.08.15	
27	NBH6	Adel-588A Design Access Statement Adobe	Hallam Land Management	9.2.2016	Public statement from developers outlining development
28	NBH6	Response from Hallam Land to Pre submission document Adobe	Johnston Mowat	4.11.2016	Response from Developers rep to Policy intentions document
29	NBH6	Letter to CPRE re 16/06222/OT Land off Church Lane. Email response from Michael Church CPRE	Adel Neighbourhood Forum 16/06222/OT Michael Church acknowledgment and forward to local office	5.12.2016 5.12.16	Reflecting local community concern re development of land opposite Adel St John Parish Church
30	NBH6	Letter planning re 18/04343/RM Jan19 Final(003)	Ian Bond on behalf of ANF	20.01.19	Forum comment on developers proposals
31	CD1	Character and Design	Adel Neighbourhood Design Statement	April 2014	Adel Neighbourhood Design Statement
32	CD1	Character and Design	Adel Neighbourhood Design Statement Adel & St John Conservation area	Apr 2014	Highlighted in consultation
33	H1	Housing	Leeds Core Strategy	Feb /Apr 2013	Core strategy implementation
34	H2	Proposed Dunstarn Site layout Adobe	Black Caviar Property Ltd	24.6.2016	Site development proposals
34a	H2	Formal response to draft ANPlan	Indigo Planners on behalf of Black Caviar	4.11.16	Comment on plan and The Heath Heritage report
35	H2	Meeting with Scotfield Group. Acquisition from Black Caviar		20.12.18	Meeting with new developers re Heath site

Item	Policy No	Name of Doc	Author	Date	Relevance
36	H3	Housing Type & Mix Adel Housing Market Assessment Adobe	Huw Jones, Associate Consultant Construction and Housing Yorkshire, (part of re'new)	June 2014	Independent report requested by Forum. Commissioned by Leeds City Council Inclusion of caveat by local authority 11.15. Included as Appendix to Plan
37	CFGS1	Protection & Provision of Community Facilities	Community facilities Focus Group	04.14	Highlighted in consultation
38	CFGS2	Meeting with schools re capacity	Adel Neighbourhood Forum	20.06.13	Identifying capacity Given proposed housing development
39	CFGS2	School stats	EDUC School Organisation	07.11.13	Baseline
40	CFGS2	Mtg with Sarah Sinclair, Strategic Planning Childrens Services	Email to Allan Dawson, Chair of Governors Adel St John Primary	20.01.14	Exploring options for addressing issues
41	CFGS2	Possible option re school provision in Adel	Allan Dawson email	11.04.2014	Meeting with Education reps and school reps at Leeds Civic Hall
42	CFGS2	Letter to Barratt David Wilson Homes	Ian Bond on behalf of ANF	17.4.2014	Letter to developer advising of our concerns re pitch to potential customers by sales team re local availability of schools
43	CFGS2	Response to Children`s Services consultation for school provision for Adel, Leeds.	EDUC School Organisation	23.9.14.	OBA event exploring school options and capacity in Adel area
44	CFGS2	Mtg with local landowner offering for school and community facilities to be built on greenbelt land in conservation area	Ian Bond	20.08.15	Notes of meeting with local developer offering land for development of school
45	CFGS2	ANF response to landowner seeking further clarification of above	ANF response	10.15	Clarifying ANF Position

Item	Policy No	Name of Doc	Author	Date	Relevance
46	CFGS2	Letter Viv Buckland Head of Learning Systems Leeds City Council	Adel Neighbourhood Forum	12.11.15	Letter to council seeking clarification
47	CFGS2	Email to ANF	Viv Buckland	18.11.15	Response to above
48	CFGS2	New or extended school provision	Ian Bond/ Allan Dawson	Jan 2016	Approach by reps interested in establishing free school
49	CFGS2	New or extended school provision	Email to ANF Steering group	2.3.16	Landowner offering greenbelt land for development of school
50	CFGS2	Outcome of Stakeholder engagement event	From Allan Dawson to ANF Steering group	3.3.2016	OBA event exploring school options and capacity in Adel area
51	CFGS3	Greenspace draft in progress with feedback form	Paul Simkins ANF Steering Group	07.03.17	Preliminary analysis of greenspace
52	CFGS3	Designated greenspace in Adel	Ian Bond	08.17	Greenspace in Adel contained in Leeds SAP
53	CFGS3	Greenspace 1	Heather Suggate, Leeds City Council	01.03.18	Analysis of ANF proposals
54	CFGS4	New Children's Play area	Email correspondence exchange with local councillor	11.04.2016 04.07.16 21.06.17	New children's play area identified as key priority in consultation. Difficulty in identifying available land available to Council
55	CFGS4	Plan 19664 Adel Neighbourhood Forum LCC Ownership Adobe	Leeds City Council	28.2.18	Map of land in Adel in council ownership. Relevant to issue of children's play area
56	CFGS5	Addressing Green Space Deficiencies			Highlighted in consultation
57	CFGS6	Adel Local Green Infrastructure Network	Link to Tour de France and Tour de Yorkshire legacy to promote cycling	2014/2015	Aspirational
58	RB1	Adel Shopping Parades. Mapping businesses in Adel.	John Hartley Adel Neighbourhood Forum	June 2014	Commitment to improve frontage where deficiencies exist. Working effectively to promote new business.

Item	Policy No	Name of Doc	Author	Date	Relevance
60	RB2	Proposals for Hot Food Takeaway use	Planning Policy Approach to Hot Food Takeaways (HFTs) Leeds Development Plan Panel NICE Guidance	Dec 2014	Highlighted by steering group membership to ensure balance of takeaway provision in Adel source JR/JHFeb 2015
61	RB2	Leeds Hot Food Takeaway Supplementary Planning Document - Pre-adoption Consultation	ANF	20.12.18	
62	RB3	New Business centre	Developed links with business community by steering group		Aspirational
63	HT1	D Pearson Highways Statement update Word doc	David Pearson C.Eng. MICE WESTGATE CONSULTING (LEEDS) LIMITED	Apr 2014	Overall highways appraisal Adel
64	HT2	Retail Car Parking	Developed links with business community by steering group		Highlighted in consultation
65	HT3	Improved Cycling and Pedestrian Connections			Highlighted in consultation Link to Tour de France and Tour de Yorkshire legacy to promote cycling
66		Leeds City Council Response to Pre Submission Document		18.01.17	
67		Policy Intentions Document Adobe	Mike Dando Planning Consultant	29.07.15	
68		Consultation survey 10.13 Adobe	Adel Neighbourhood Forum	10.13	
69		SAP submissions	Adel Neighbourhood Forum		
70		SAP Inspection response	Ian Bond on behalf of ANF	04.03.19	Forum comment on SAP modification
71		Summary of developer representations	ANP position with comment from local authority		
72		Update on Adel Neighbourhood Plan	Heather Suggate LCC email	27.02.19	Clarification of LAs view re update of plan
73		Residents' feedback on draft Plan	Various – not individually identified for privacy	25.07.22 – 07.09.22	

Item	Policy No	Name of Doc	Author	Date	Relevance
74		Leeds University feedback on draft Plan	David Smith	16.09.22	
75		Weetwood Developments Ltd feedback on draft Plan	Emma Bilton	16.09.22	
76		Leeds City Council feedback on draft Plan	Caroline Harris	21.09.22	
77		External Healthcheck	Andrew Seaman	24.06.19	Independent feedback on the draft Plan.