



Adel Neighbourhood Plan
Basic Conditions Statement
revised June 2023

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1. Introduction

- 1.1 This Basic Conditions Statement accompanies the Adel Neighbourhood Plan (NP) which is submitted by Adel Neighbourhood Forum (NF) to the Local Planning Authority (LPA), Leeds City Council (LCC). This Statement is in fulfilment of the requirement of Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended).
- 1.2 The Basic Condition Statement, as well as the rest of the submission documents, has been considered and approved by the NF at its meeting on 18 July 2023.
- 1.3 Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 (as amended) states that a Neighbourhood Plan will be considered to have met the basic conditions if:
 - Having regard to national policy and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan;
 - The making of the neighbourhood development plan contributes to the achievement of sustainable development;
 - The making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area); and
 - The making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.
- 1.4 In addition, Regulation 32 of the Neighbourhood Planning (General) Regulations 2012 (as amended) prescribes an additional basic condition:
 - The making of the neighbourhood plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.
- 1.5 This Basic Conditions Statement addresses each of the Basic Conditions required by the Regulations and explains how the submission draft Adel Neighbourhood Plan meets the requirements of Paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990.

2. Legal Obligations

- 2.1 Adel NF is a Qualifying Body (QB) and is entitled to submit a neighbourhood plan for the Adel Neighbourhood Area (NA).
- 2.2 The Adel NP is a neighbourhood development plan as defined by the Localism Act 2011. The plan contains planning policies which specifically relate to the development of use and land. The NP has been prepared in accordance with the statutory requirements and processes as set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011), the Neighbourhood Planning (General) Regulations (2012) (as amended) and in line with advice set out in Planning Practice Guidance.¹
- 2.3 The plan period of the NP is from 2023 to 2033 as stated on the submission draft NP.
- 2.4 The NP does not contain policies that relate to 'excluded development' as referenced in Section 61K of the Town and Country Planning Act 1990, such as nationally significant infrastructure, minerals extraction or waste development.
- 2.5 There are no other neighbourhood development plans in place relating to the Adel Neighbourhood Area.
- 2.6 It is not considered that there is benefit in extending the area for the referendum beyond the Neighbourhood Area.

¹ Ministry of Housing, Communities and Local Government, Planning Practice Guidance, 2020. Available from: <https://www.gov.uk/guidance/neighbourhood-planning--2>

3. The Neighbourhood Area

- 3.1 The Adel NA largely follows the historic parish boundary of Adel, except where it slightly crosses over a neighbouring parish or ward boundary. In 2012 members of the Adel Association, a local community group which seeks to represent all residents and businesses from the Adel community, established a Neighbourhood Planning Steering Group to progress the establishment of the Adel Neighbourhood Forum and the production of a Neighbourhood Plan for the Adel area.
- 3.2 It was considered that producing a neighbourhood plan was a real opportunity to reinforce the identity of Adel by influencing the development that will take place up until 2033. Housing is a key ingredient for change in Adel, as the locality fulfils its obligation to help Leeds deliver its housing targets. It was important to the community to ensure that new housing development was a positive force, helping to bring about some of the desired improvements expressed by the community of Adel, whilst providing a mix of housing that meets the needs of the local community. Importantly, the Neighbourhood Plan could seek to ensure that all new development within Adel is accommodated in the most sustainable and sensitive manner, to ensure that the distinct and special character of Adel is retained and protected.
- 3.3 An application was made to designate the Neighbourhood Area for Adel, and this boundary was agreed by Leeds City Council on 6th November 2013, in line with the 2012 Regulations², following considerable discussion with the Adel Neighbourhood Steering Group, Adel and Wharfedale ward members, Weetwood ward members, the wider community and neighbouring parish councils.
- 3.4 Adel Neighbourhood Forum formally applied to Leeds City Council to be the designated body to produce the neighbourhood plan on 9th December 2013. Leeds City Council confirmed the designation of the Adel NF on 3rd April 2014, making it the first non-Parish Council in the LCC area to receive such a designation. A copy of the letter confirming the designation of the NF is included as Attachment 1 to this document.
- 3.5 The designation expired after five years so in early 2019 the Forum applied to be re-designated, and the re-designation (for a further five-year period) was confirmed on 15th July 2019.
- 3.6 The neighbourhood plan policies apply only within the designated Adel NA, and not any other neighbourhood area.
- 3.7 The NA boundary is shown in Figure 1 below.

² Designation of the Adel Neighbourhood Area, Leeds City Council, 2013. Available from: <https://democracy.leeds.gov.uk/ieDecisionDetails.aspx?ID=40529>

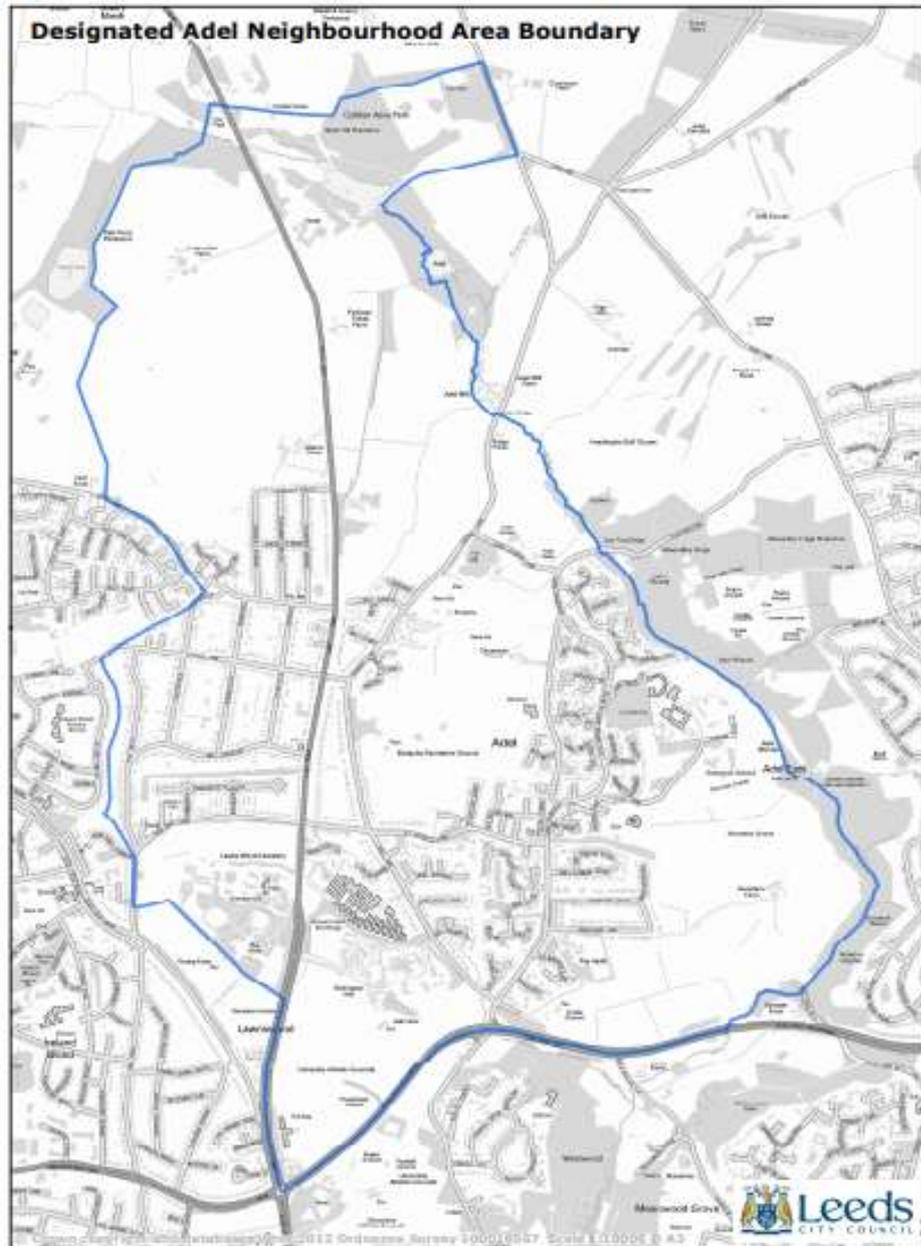


Figure 1 – Adel NA

4. Having Appropriate Regard to National Planning Policy and Guidance Issued by the Secretary of State

- 4.1 The NP must have appropriate regard to national policy and guidance issued by the Secretary of State (notably Planning Practice Guidance). The following section describes how the submission draft Adel NP has regard to the National Planning Policy Framework (NPPF) (2021).
- 4.2 The NF acknowledges that having regard to the NPPF and guidance issued by the Secretary of State is not the same as “compliance” nor is it the same as part of the test of soundness provided for in respect of Local Plan examinations which requires plans to be “consistent with national policy”. Planning Practice Guidance also clarifies that having regard to national policy means that “a neighbourhood plan must not constrain the delivery of important national policy objectives”.³
- 4.3 Paragraph 13 of the NPPF is clear that neighbourhood plans should support the delivery of strategic policies contained in local plans and spatial development strategies. NPs should plan positively to support local development, shaping and directing development in their area that is outside these strategic policies. Paragraph 29 of the NPPF also states that neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.⁴
- 4.4 The NP has been prepared in conformity with the policies set out in the NPPF, alongside Planning Practice Guidance (published in 2014 and as amended most recently in 2020).
- 4.5 Table 1 below sets out a summary of how each draft NP policy has had regard to the relevant paragraphs of the NPPF. This is not an exhaustive exercise and the most relevant aspects of NPPF are considered here.

Table 1 Summary of how each draft NP policy has had regard to the relevant paragraphs of the NPPF

ADEL NP Policy	National Planning Policy Framework	Commentary
NBH1: Landscape character & setting	Paragraphs 124-125, 126-134, 174-175, 179-180	By protecting the character of the ‘Sites with inherent Landscape Quality’ and highlighting the features that development proposals should take into account, including offering support to enhancement of the local landscape, the policy is in line with NPPF objectives which encourage planning policies to ensure that developments are sympathetic to the surrounding landscape setting, and where possible, protect and enhance those landscapes.

³ Planning Practice Guidance, Paragraph 069, Reference ID: 41-069-20140306.

⁴ Planning Practice Guidance, Paragraph 070, Reference ID: 41-070-20190509.

NBH2: Extension of tree cover	Paragraphs 126-134, 153, 174-175, 179-180	This policy supports the direct provision of additional trees, hedgerows and woodland, and protection of existing, through new development, and is in line with NPPF objectives on creating beautiful places and ensuring places adapt to/mitigate against climate change.
NBH3: Protection & enhancement of Nature Conservation Assets	Paragraphs 98-99, 126-134, 153, 174-175, 179-180	Policy NBH3 supports the conservation, restoration and creating of new Nature Conservation Assets in line with criteria set out in the NPPF regarding seeking biodiversity net gain and improving connectivity between wildlife areas and green space.
NBH4: Areas of Townscape Significance	Paragraphs 124-134, 189-192	This policy identifies Areas of Townscape Significance, requiring a high standard of design for new development in line with the aims of the NPPF to create beautiful places, by highlighting the area's defining characteristics, and helping ensure development is more acceptable to the community.
NBH5: Protection of Conservation Area	Paragraphs 189-190	This policy identifies the setting of a Grade I Listed Church and seeks to protect it from further development for the conservation of the historic environment, and its contribution to local distinctiveness.
CD1: Character & design	Paragraphs 11, 110, 124-134, 153, 174-175, 179-180, 189-192	This policy, when read alongside the Adel Neighbourhood Design Statement, provides a list of design principles to ensure new development preserves/enhances the character of different parts of the neighbourhood area in line with the aims of the NPPF on good design, beautiful places and respecting heritage assets.
CD2: Key views	Paragraphs 124-134, 174-175	This policy requires new development to demonstrate how it has considered any impact on some key views within the neighbourhood area, in line with NPPF aims on recognising and preserving/enhancing local and natural environments.
H1: Housing	Paragraphs 11, 69, 119-120	This policy supports the provision of residential development in sustainable locations within the NA in line with the NPPF's overarching objective to achieve sustainable development and making the best use of land available.
H2: Housing type & mix	Paragraphs 62-63, 124	The policy plans for a mix of housing and identifies that appropriate mix will be needed for new dwellings reflecting local demand, with particular focus on smaller homes and homes for older people. This is in line with the NPPF paragraphs 62-63 and 124.
CFGS1:	Paragraphs 11,	CFGS1 identifies important community assets for

Protection & provision of community facilities	92-93	protection and enhancement as well as a list of facilities lacking in the area to encourage extra provision in line with NPPF aims on creating strong neighbourhood centres and directing new development to meet established local need.
CFGS2: Infrastructure provision	Paragraphs 11, 92-93, 95	This policy supports development proposals to increase both primary school and health provision in sustainable locations, supporting the NPPFs aim to provide healthy and inclusive places which address local need.
CFGS3: New children's play area	Paragraphs 92-93, 98	This policy identifies a deficit of play areas within the area and offers support for the creation of a new play area in a sustainable location, planning positively to meet an identified need in line with the NPPF on creating healthy communities.
CFGS4: Protection & provision of green space	Paragraphs 92-93, 99, 101 - 103	Policy identifies Local Green Space of particular importance in line with criteria set out in paragraph 102 of the NPPF. It also protects Local Green Space from new development other than in exceptional circumstances in line with paragraph 99. Policies for managing the development of these sites are consistent with those for Green Belts, in line with paragraph 103. An assessment of the proposed Local Green Spaces against NPPF criteria is provided at Appendix 3 to the NP.
CFGS5: Local Green Infrastructure Network	Paragraphs 92-93, 101, 104-106, 126-134, 174-175, 179-180, 186	Policy CFGS5 provides support for improvements to cycle networks and footpaths in line with NPPF aims to support healthy lifestyles and sustainable travel. A list of principles for development within the Local Green Infrastructure Network is also provided to promote its protection and improvement.
RB1: Adel shopping parades	Paragraphs 11, 81, 86, 92-93, 104-106	This policy promotes the protection and enhancement of local shops, services, facilities and employment to support and improve the sustainability and vitality of the shopping parades as well as providing a list of criteria for new development to meet in order to protect amenity. This is in line with NPPF objectives on ensuring the vitality of town centres, promoting healthy, sustainable and safe communities and supporting the economy.
RB2: Proposals for Hot Food Takeaway use	Paragraph 86	This policy advises that new hot food takeaways will not be supported, and that the replacement of existing ones should demonstrate how harm will be mitigated, making clear what uses will be permitted as part of a positive strategy for growth (paragraph 86)
RB3: New Business	Paragraphs 81, 86, 92-93, 104-	Policy RB3 identifies the lack of a Local Business or Enterprise Centre in the neighbourhood area and

Centre	106, 113	encourages such development, provided there is no loss of important retail or service provision or impact on parking, in line with NPPF aims to build a strong, competitive economy whilst supporting the viability and vitality of local centres in a sustainable way.
HT1: Traffic congestion	Paragraphs 92-93, 104-106, 110, 186	The NPPF promotes sustainability as one of the key requirements for development, through a number of means including traffic and travel management where appropriate. Policy HT1 identifies an existing transport issue within the neighbourhood area and supports proposals to decrease congestion, including encouraging active transport and requiring a transport assessment/travel plan for new development.
HT2: Retail car parking	Paragraphs 104,107	This policy identifies an existing transport issue within the neighbourhood area and seeks to address this by maintaining and improving the quality and quantity of parking in the area in line with paragraphs 104 and 107 of the NPPF.
HT3: Improved cycling and pedestrian connections	Paragraphs 92-93, 104-106, 186	This policy is in line with paragraphs 92-93, 104-106 and 186 of the NPPF which promote sustainable modes of transport and encourage planning policies to identify opportunities to provide safe and well-designed walking and cycling infrastructure to enable and support healthy lifestyles.

5. Contribution to the Achievement of Sustainable Development

5.1 The Adel NP must contribute to the achievement of sustainable development. Sustainable development is defined within the NPPF as the planning system having three overarching objectives (NPPF Paragraph 8):

5.2 These roles are:

- An economic objective: to help build a strong, responsive, and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- A social objective: to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- An environmental objective: to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

5.3 There is no set way of demonstrating that a NP contributes to sustainable development. At the heart of the NPPF is a presumption in favour of sustainable development which should be seen as a golden thread running through both plan making and decision-taking (NPPF Paragraph 12). Planning Practice Guidance states, that the Basic Condition on sustainable development is consistent with “the planning principle that all plan-making and decision-making should help to achieve sustainable development”. A qualifying body should demonstrate how its plan will contribute to improvements in environmental, economic and social conditions or that consideration has been given to how any potential adverse effects arising from the proposals may be prevented, reduced or offset (referred to as mitigation measures). Additionally, in order to demonstrate that a draft neighbourhood plan contributes to sustainable development, sufficient and proportionate evidence should be presented on how the draft neighbourhood plan guides development to sustainable solutions.⁵

5.4 Neighbourhood planning provides an opportunity for local communities to set out what sustainable development means for them and their local areas. The Vision for the Adel NP sets out the local community's aspirations for future sustainability within the NA, as follows:

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

⁵ Planning Practice Guidance, Paragraph 072, Reference ID: 41-072-20190509.

landscape, green spaces and gardens together with the character of its buildings.

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

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

The vision is clearly linked to aspirations for Adel to be more sustainable in the future, which is supported by the NP 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 have future housing development contribute to the enhancement of the over-riding character of Adel stemming from its history, its landscape setting, and the distinctive character of its housing;
- to have new houses and other building types designed to a high standard such that Adel continues to be renowned for the quality of its built environment (including both visual appeal and environmental standards) and leads the way in reducing our impact on climate change;
- to reduce the impact of congestion and improve road safety within Adel;
- to improve and supplement existing cycle routes within Adel and develop connectivity with cycle routes beyond Adel;
- to enhance the environment of spaces around retail premises within the Neighbourhood Plan area;
- to have sufficient capacity within primary school provision for Adel, and to allow families to access local primary school provision;
- to preserve and enhance the 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 encourage greater biodiversity and protection of nature;
- to protect and improve existing footpaths and rights of way that cross the community and establish a new network of green links between the open areas in and around Adel;
- to have a recognised community centre or centres that can provide for a range of community activities for all ages and at all times of the day, extending and enhancing what is currently provided;
- to have a children's play area that is valued and accessible for the wider community;
- to have adequate provision for play, recreation and communal outdoor activities within new development areas; and
- to support and develop a thriving retail 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.

5.5 It is considered that these neighbourhood plan objectives contribute well towards the three overarching sustainability objectives of the NPPF which seek to direct sustainable development.

- 5.6 The economic sustainability of the plan is supported in a number of the objectives, such as protecting existing and encouraging the provision of more community facilities within the area, including retail, education and service, to reduce the need for residents to travel outside the area, and to safeguard and promote Adel's economic and employment base. This should ensure the sustainable growth of the area, making it more attractive to residents and investors alike.
- 5.7 The social objective of the NPPF has been well considered in the emerging plan. Objectives such as addressing traffic problems, providing safe walkways for pedestrians, extending green footpaths and cycleways, providing new green space, preserving and enhancing the heritage and character of the area, encouraging affordable new housing, of a variety of different types, and increasing the provision of more community facilities, will support the current and future needs of the Adel community and foster improved health and wellbeing.
- 5.8 Ensuring the environmental objective is met has been addressed in a number of ways through the neighbourhood plan objectives. Aspirations such as finding sustainable solutions to traffic problems, reducing dependency on cars by improving active travel opportunities and increasing local provision of facilities and services, protecting and enhancing existing green space and seeking opportunities for new green space and/or networks, should help ensure that new development within the area contributes to the environmental objective and mitigates against/secure resilience to the impacts of climate change.
- 5.9 A Sustainability Appraisal of the NP has not been undertaken as this is not a requirement for a neighbourhood plan. However, the draft NP has taken account of the need to contribute to the achievement of sustainable development. Table 2 provides an assessment of how the NP has regard to the policies within the NPPF, which when taken together, provide an assessment of how the NP contributes to the achievement of sustainable development as it is defined within the NPPF.
- 5.10 The Basic Condition requires the consideration of whether the making of the neighbourhood plan contributes to the achievement of sustainable development. There is no requirement as to the nature or extent of that contribution, nor a need to assess whether a neighbourhood plan makes a specific contribution. The requirement is that there should be a contribution.
- 5.11 The planning policies of the NP have been considered against the three dimensions of sustainability stated above to provide a summary of the likely impact on the dimensions of sustainability, and potential contribution to the achievement of sustainable development (see Table 2 below).

Table 2 Planning policies of the NP against the three dimensions of sustainability

Adel NP Policy	Economic Sustainability	Social Sustainability	Environmental Sustainability
NBH1: Landscape	This policy will help to ensure that	This policy will help to ensure that residents	This policy will help to ensure that Adel's

<p>character & setting</p>	<p>development in Adel respects and enhances the character and appearance of the local landscape, which contributes to its overall economy in terms of visitors to and investment in the area. It is not considered that the policy will have much substantive impact on economic sustainability beyond helping to retain the best of the natural environment, although potential for limited justified urban fringe development has been identified.</p>	<p>and visitors in Adel continue to have opportunities to access the 'Sites with Inherent Landscape Quality', supporting a good quality environment for people to live, work, travel and take leisure, which in turn provides intrinsic health and wellbeing benefits.</p>	<p>much valued natural environment and landscape, including hedgerows, trees and woodland, are preserved and enhanced for future generations to enjoy.</p>
<p>NBH2: Extension of tree cover</p>	<p>The policy encourages the retention, replacement and increase of trees, hedgerows and woodland within the neighbourhood area. It is not expected that this will have a substantive impact on the local economy beyond improving existing green spaces within Adel which could improve the visitor offer.</p>	<p>The policy has the potential to provide additional opportunities for recreational use within the area, as well as making the area greener and more attractive, thus contributing to additional health and wellbeing benefits for the residents and visitors of the area.</p>	<p>The policy ensures the protection and increase of trees, hedgerows and woodland in the area which has the potential to increase carbon sequestration and biodiversity, improve air quality and provide additional opportunities for wildlife within the area.</p>
<p>NBH3: Protection & enhancement of Nature Conservation Assets</p>	<p>This policy seeks the conservation and restoration of features of nature conservation or landscape value. It is not expected that this will have a substantive impact on the local economy beyond improving existing green spaces within Adel which could improve the</p>	<p>This policy will help ensure that Adel retains a high quality, connected and green local environment which provides intrinsic health and wellbeing benefits.</p>	<p>This policy seeks to support enhanced biodiversity net gain and improved connectivity between wildlife areas and green space, which should be positive for local character and identity as well as biodiversity opportunities and carbon sequestration.</p>

	visitor offer.		
NBH4: Areas of Townscape Significance	Through the protecting the valued assets within Adel, the rich heritage and character of the area is preserved and has potential to attract tourism and visitor footfall thus contributing to economic sustainability.	Through identifying Areas of Townscape Significance for protection and enhancement, the policy ensures that the residents of Adel will be able to continue to enjoy the amenity and cultural benefits that these assets provide and ensure a high-quality built environment moving forward.	While policy ensures that the character and heritage of the area is preserved and enhanced for the enjoyment of future generations it is unlikely to have substantive impact on the sustainability of the area.
NBH5: Protection of Conservation Area	This policy identifies the setting of a Grade I Listed church which the NP seeks to protect from further development. Through the protecting the valued assets within Adel, the rich heritage and character of the area is preserved and has potential to attract tourism and visitor footfall, however this policy may have a minor effect on economic sustainability by adding a constraint on new development.	Through identifying an area for extra protection, the policy ensures that the residents of Adel will be able to continue to enjoy the amenity and cultural benefits that these assets provide.	While policy ensures that the character and heritage of the area is preserved and enhanced for the enjoyment of future generations it is unlikely to have substantive impact on the sustainability of the area.
CD1: Character & design	The policy provides a set of design principles to support development which preserves and enhances the character of the neighbourhood area. New development could support the economic sustainability of Adel as it will help to maintain a high-quality local environment,	The policy ensures that the distinctive heritage and character of Adel is preserved for current and future residents to continue to enjoy. This provides health, well-being and cultural benefits to the residents and visitors of Adel and ensures that beautiful well-designed development is encouraged in the area.	The policy ensures that the local character and landscape features of the Adel are considered in new development for the enjoyment of future generations, and, by protecting features such as landscaping and trees, have important environmental benefits, such as

	however this policy may have a minor impact on economic sustainability by adding a constraint on new development.		protection from flood risk, carbon sequestration and biodiversity opportunities.
CD2: Key views	Policy CD2 identifies some key views in the area and requires new development to consider how any impact on these views has been considered. New development could support the economic sustainability of Adel as it will help to maintain a high-quality local environment, however this policy may have a minor impact on economic sustainability by adding a constraint on new development.	The policy ensures that the distinctive character of Adel is preserved for current and future residents to continue to enjoy. This provides health, well-being and amenity benefits to the residents and visitors of Adel and ensures that beautiful well-designed development is encouraged in the area.	The policy ensures that the local character and landscape features of the Adel are considered in new development for the enjoyment of future generations.
H1: Housing	This policy supports high-quality housing development in sustainable locations. Encouraging new development could support the economic sustainability of Adel as it will help to maintain a high-quality local environment, providing more housing choice for those remaining in the area, or new residents moving in.	By increasing the variety of high-quality homes, this policy supports inclusive housing so people can remain in the area for longer and have their needs met.	The policy ensures that sustainability and good design are considered in new development for the enjoyment of future generations.
H2: Housing type & mix	This policy supports inclusive housing, which should encourage the maximum number of potential purchasers, and ensure that people can remain in the area for longer.	By increasing the variety of high-quality homes, supporting lifelong housing for people with disabilities and the elderly and encouraging accessibility more generally, this policy	This policy supports accessibility improvements and inclusive housing.

		ensures inclusive housing so people can remain in the area for longer and have their needs met.	
CFGS1: Protection & provision of community facilities	Through identifying community facilities for enhancement and protection, the policy ensures that that employment opportunities provided through these facilities are safeguarded, thus contributing to stabilising the local economy.	The policy ensures protection and enhancement of existing community facilities which will benefit the residents of Adel through safeguarding intrinsic health, education and wellbeing benefits within the community.	The policy ensures the safeguarding of the identified community facilities which will continue to provide facilities in accessible and sustainable locations within Adel, promoting a low carbon economy.
CFGS2: Infrastructure provision	Through supporting development proposals to increase primary school capacity and health service provision, the policy ensures local access to these facilities are safeguarded, thus contributing to stabilising the local economy.	The policy ensures the improvement of health and education provision in the area which will benefit the residents of Adel through safeguarding intrinsic health, education and wellbeing benefits within the community.	The policy provides opportunity for the provision of health and education facilities in accessible and sustainable locations within Adel ensuring residents do not have to travel out of the area, promoting a low carbon economy.
CFGS3: New children's play area	This policy identifies a play area deficit within the NA. This ensures a high-quality local environment which should entice families to stay in/move into the area.	This policy helps to ensure that Adel improves access to and valued play areas which provides intrinsic health and wellbeing benefits.	The policy provides opportunity for the provision of improved play facilities in accessible and sustainable locations within Adel ensuring residents do not have to travel out of the area.
CFGS4: Protection & provision of green space	This policy will ensure that Local Green Spaces enjoy a high level of protection against development. It is not considered that the policy will have a substantive impact on economic sustainability beyond	This policy helps to ensure that residents and visitors in Adel continue to have opportunities to use accessible and valued Local Green Spaces which provide intrinsic health and wellbeing benefits.	The policy ensures that Local Green Space in Adel will be preserved as valued amenity spaces, as well as maintained as examples for wildlife richness, biodiversity, history and beauty.

	protecting local green spaces within Adel.		
CFGS5: Local Green Infrastructure Network	This policy will help to ensure that new development in Adel, enhances and maintains Local Green Infrastructure which contributes to its overall economy in terms of potential visitors using footpaths and cycle routes. Opportunities for enhancement with new development may have future impact on economic sustainability.	This policy will help to ensure that residents and visitors in Adel continue to have opportunities to access a network of local green infrastructure links, corridors and general recreational land.	This policy will help to ensure that Local Green Infrastructure in Adel is maintained, preserved and continues to act as amenity spaces as well as sanctuaries for wildlife and encouraging more active travel.
RB1: Adel shopping parades	This policy supports an enhanced mix of commercial, retail and service uses within the shopping parades, promoting economic sustainability by providing options for increased centre vitality and viability and broadening its attractiveness to shoppers and visitors.	By encouraging uses which diversify and improve the vitality of the local centre and limiting certain uses which have negative impacts on amenity this policy should ensure that local residents will benefit from having sustainable, attractive and user-friendly retail areas to the benefit of health and wellbeing.	By ensuring that there is a wide range of uses and services within the neighbourhood area this policy will encourage local residents to shop, use services and meet locally, contributing to long-term environmental sustainability through the promotion of the 20-minute neighbourhood and potentially reducing reliance on the private car.
RB2: Proposals for Hot Food Takeaway use	This policy limits hot food takeaways within the shopping parades, promoting economic sustainability by providing options for increased centre vitality and viability by preserving units for retail, service and community uses, and broadening attractiveness to	By limiting certain uses which have negative impacts on amenity this policy should ensure that harm caused to residential amenity by these uses is minimised, to the benefit of health and wellbeing.	By ensuring that there is a wide range of uses and services within the neighbourhood area this policy will encourage local residents to shop, use services and meet locally, contributing to long-term environmental sustainability through

	shoppers and visitors.		the promotion of the 20-minute neighbourhood and potentially reducing reliance on the private car.
RB3: New Business Centre	This policy supports the creation of a new local Business/Enterprise Centre or which should make the area more attractive to existing and new businesses, promoting economic sustainability.	This policy should ensure that local business owners are supported in their ventures to the benefit of health and wellbeing.	By supporting local businesses this policy should contribute to long-term environmental sustainability by providing more local employment opportunities, potentially reducing the requirement to commute out of the area.
HT1: Traffic congestion	The policy seeks to reduce traffic management issues through the neighbourhood area, which should contribute to economic sustainability through increasing footfall through Adel from both residents and increased visitors due to reduced congestion and better air quality. However, the policy could affect economic sustainability by identifying a potential additional constraint on development.	Improved active travel opportunities provides the opportunity for increased health and wellbeing benefits for the residents and visitors to Adel through improving options and choices for exercise and improving air quality as congestion decreases.	This policy commits to supporting active travel measures and ensuring that major developments have travel assessment/travel plan in place to help reduce traffic and associated carbon emissions by providing increased opportunity for sustainable transport.
HT2: Retail car parking	Additional centrally located parking within Adel will support the vitality of the local centre through ensuring that adequate parking is available for shoppers and businesses.	The policy ensures that the residents and visitors of Adel have sufficient access to parking and will help to resolve problems connected to existing parking issues.	This policy may affect environmental sustainability through encouraging the use of cars within central areas of Adel, which in turn could contribute to increased congestion levels and increased pressure on the air quality.

<p>HT3: Improved cycling and pedestrian connections</p>	<p>The policy encourages improved walking and cycling provision which has the potential to contribute to economic sustainability through increasing footfall through Adel from both residents and increased visitors.</p>	<p>Improved walking and cycling provision provide the opportunity for increased health and wellbeing benefits for the residents of Adel through improving options and choices for exercise.</p>	<p>By providing increased options for sustainable transport and active travel, reliance on the private car, and associated carbon emissions, should be reduced.</p>
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5.12 Overall, it is considered the neighbourhood plan contributes positively, when read as a whole, to the three objectives of sustainability identified in the NPPF.

5.13 The objectives of the plan, and the specific policies providing guidance and detail to achieve those objectives, should ensure that growth within the neighbourhood area is achieved positively and sustainably, fostering well-designed and beautiful places. The need for housing growth, improved community facilities and provision of economic and employment opportunities has been recognised, while seeking to conserve the character, heritage and environmental assets in the neighbourhood area as well as enhancing wellbeing provision for residents. The progress on achieving these objectives should be monitored throughout the plan period, ensuring that any viability conflict between protecting existing assets and encouraging growth are mitigated against as early as possible to protect the sustainability objectives.

6. General Conformity with the Strategic Policies of the Development Plan

6.1 The Adel NP must be in general conformity with the strategic planning policies contained within the Development Plan for Leeds. As at January 2022, the development plan for Leeds consists of the following documents:

- The Leeds Core Strategy (including as amended by the Leeds Core Strategy Selective Review) (2019);
- The Site Allocations Plan (2019);
- The Leeds Natural Resources and Waste Local Plan (2013);
- The Saved Policies of the Leeds Unitary Development Plan Review (2006); and
- Aire Valley Leeds Area Action Plan (2017)

6.2 For the purposes of the NP, the strategic policies of the development plan are considered to be those policies contained within the Core Strategy and the Saved Policies of the Unitary Development Plan Review. The Site Allocations Plan contains identified sites and allocations for housing, employment and mixed-use development, as well as designating areas of green space. The allocations within the plan are non-strategic. The Leeds Natural Resources and Waste Local Plan for the most part contains policies on excluded development for neighbourhood planning purposes. The Aire Valley Leeds Area Action Plan covers the lower Aire Valley with is outside of the Adel Neighbourhood Area.

6.3 LCC is currently conducting work on an emerging Local Plan Update, and initial Regulation 18 consultation on the plan took place in Summer 2021. At this present time, it is not considered that the emerging Local Plan Update will have a significant impact on the policies within the NP. The Local Plan Update seeks to update elements of the Local Plan in view of the fact that Leeds City Council declared a Climate Emergency in March 2019. The fact that the Local Plan Update is in progression does not prevent a neighbourhood plan being brought forward beforehand. Additionally, the Basic Conditions require that the neighbourhood plan be in general conformity with the strategic policies of the development plan, and the emerging Local Plan Update does not currently form part of the development plan and therefore this Basic Condition does not apply in this respect.

6.4 The Basic Condition requires that the NP is in general conformity with the strategic policies of the development plan. It is accepted that general conformity means that there is an element of flexibility, and that the word “general” allows for a degree of conflict. There should be broad consistency between the policies of the NP and those within the development plan, however the flexibility implied is not unlimited.

6.5 Planning Practice Guidance states that “When considering whether a policy is in general conformity a qualifying body, independent examiner, or local planning authority should consider the following:

- Whether the neighbourhood plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with;
- The degree, if any, of conflict between the draft neighbourhood plan policy or development proposal and the strategic policy;
- Whether the draft neighbourhood plan policy or development proposal provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy; and
- The rationale for the approach taken in the draft neighbourhood plan or Order and the evidence to justify that approach.”⁶

6.6 The policies in the submission draft Adel NP have therefore been assessed against the relevant development plan policies (as contained within the Leeds Core Strategy (as amended), 2019; and the Saved Policies of the Leeds Unitary Development Plan Review, 2006; see Table 3 below). Again, this assessment is not exhaustive, and provides commentary on the most relevant development policies to the draft NP policies. The considerations of Planning Practice Guidance (set out in paragraph 6.5, above) have been used to guide the assessment process.

Table 3 Assessment of the NP against the relevant development plan policies

Adel NP Policy	Development Plan Policies	Commentary
NBH1: Landscape character & setting	Core Strategy SP13, P12 UDP N9, N32, N37	By protecting the character of the ‘Sites with Inherent Landscape Quality’, highlighting the features which should be taken into consideration in development proposals, including the promotion of landscape enhancement, the policy amplifies and adds locally-specific detail existing development plan policies by identifying the special characteristics of the Neighbourhood Area which generate its landscape and Strategic Green Infrastructure value.
NBH2: Extension of tree cover	Core strategy policies P12, G1, G2 and G9 UDP policy N9	By highlighting the features which should be protected and increased in development proposals, including tree cover, hedgerows and woodland, the policy amplifies and adds locally-specific detail to existing development plan policies by identifying those features within the neighbourhood area which contribute to its landscape and biodiversity value.
NBH3: Protection & enhancement of Nature Conservation Assets	Core Strategy policies SP13, P12, G1, G6, G8, G9 UDP policy N9	Policy NBH3, seeking to protect identified green spaces, along with biodiversity and connectivity improvements, is in conformity with the aims of these CS Policies which seek to protect green spaces from development and enhance and extend green infrastructure.
NBH4: Areas of Townscape Significance	UDP Policies N18 – N20	NBH4 adds Adel-specific detail to the generic provisions of the development plan policies in respect of heritage areas, while remaining clearly

⁶ Planning Practice Guidance, Paragraph 074, Reference ID: 41-074-20140306.

	Core Strategy Policy P11.	in conformity with those policies.
NBH5: Protection of Conservation Area	UDP Policies N18 – N20 Core Strategy Policy P11.	NBH5 adds Adel-specific detail to the generic provisions of the development plan policies in respect of an important heritage area, while remaining clearly in conformity with those policies.
CD1: Character & design	Core Strategy policies P10 and P11 UDP Policies GP5, N19, BD2 and BC7	CD1 adds Adel-specific detail to the generic provisions of the development plan policies in respect of conservation areas, design and character, while remaining clearly in conformity with those policies.
CD2: Key views	Core Strategy Policies P10 and P11. UDP policies GP5, N19, BD2, BC7	CD2 adds Adel-specific detail to the generic provisions of the development plan policies, by identifying key views and requiring their consideration when those policies are applied for new development.
H1: Housing	Core strategy Policies SP1, SP6, H2 Site Allocations Plan	Policy H1 supports the provisions of the development plan policies in encouraging the development of allocated sites and existing brownfield sites and those in the most sustainable locations for new housing development, while addressing Adel's local needs and aspirations.
H2: Housing type & mix	Core Strategy policies H4, H8, H10, P10	This policy conforms with policy H4 in promoting a good mix of housing for new residential development, highlighting an identified local need for 2/3 bed properties, particularly for younger people as well bungalows for older/disabled people. This policy also conforms with H8 and H10 which seek to increase provision for elderly people and people with disabilities, and P10 which requires accessible design.
CFGS1: Protection & provision of community facilities	Core Strategy Policies P9 and SP8.	Policy CFGS1 is consistent with P9 and SP8, which seek the retention of local services and community facilities. The policy adds Adel-specific detail to the development plan policies by identifying those services and facilities to which these policies should apply.
CFGS2: Infrastructure provision	Core Strategy Policies P9 and SP8.	Policy CFGS2 which supports the provision of new community facilities, specifically an increase in primary school capacity in a more sustainable catchment area and health service provision, is in line with P9, which stresses the importance of access to local facilities for community health and wellbeing, while also stating that new provision should be relative to local levels of need and proportionate to the size of the settlement as well as easily accessible and centrally located.

CFGS3: New children's play area	Core Strategy Policies P9, G3	Policy CFGS3 adds to and complements the Core Strategy's strategic approach by specifically addressing Adel's local needs and aspirations.
CFGS4: Protection & provision of green space	Core Strategy policies P12, G1, G6, G9 UDP policy N9	Policy GFGS4, seeking to protect identified green spaces, along with biodiversity and connectivity improvements, is in conformity with the aims of these CS Policies which seek to protect green spaces from development and enhance and extend green infrastructure.
CFGS5: Local Green Infrastructure Network	Core Strategy policies SP13, P12, G1, G6, G9 UDP policy N9	Policy GFGS5, seeking biodiversity and connectivity improvements, is in conformity with the aims of these CS Policies which seek to enhance and extend green infrastructure.
RB1: Adel shopping parades	Core Strategy policy P4 UDP policy BD2	Policy RB1 supports the aims of the development plan policies SP2, P2 and BD2 by setting out local considerations regarding the mix within the Adel shopping parades in order to support viability and vitality while supporting local character, including setting criteria to be taken into account of for new proposals in order to protect amenity.
RB2: Proposals for Hot Food Takeaway use	Core Strategy Policy P4	This policy removes support for new hot food takeaways and provides the requirement to demonstrate how harm will be mitigated for the replacement of existing ones in line with Core Strategy policy P4 which seeks to limit proposals that will lead to a concentration of non-retail uses in a locality which will detrimentally impact on the community.
RB3: New Business Centre	Core Strategy policies SP8, T2	Policy RB3 adds to and complements the Core Strategy's strategic approach to supporting business and a strong local economy by specifically addressing Adel's local needs and aspirations and providing guidance on minimising harm.
HT1: Traffic congestion	Core Strategy policies SP11, T1 and T2	Policy HT1 conforms to development plan policies in seeking to advance sustainable travel proposals and alleviate traffic congestion by requiring new development to produce a transport assessment / travel plan and increasing cycling and pedestrian safety.
HT2: Retail car parking	Core Strategy policies T1 and T2.	Policy HT2 conforms to the aims of development plan policies, encouraging appropriate parking development which would address Adel's local issues.
HT3: Improved cycling and pedestrian connections	Core Strategy policies SP11, T1 and T2 UDP policy GP5	Core Strategy Policies T1 and T2 both encourage sustainable transport solutions. Policy HT3 adds to and complements the Core Strategy's strategic approach by specifically addressing Adel's local needs and aspirations.

7. Compatibility with EU Obligations including Human Rights

- 7.1 The Basic Conditions require that the making of the neighbourhood plan does not breach and is otherwise compatible with European Union obligations. These are:
- Directive 2011/91/EU on the assessment of the effects of certain public and private projects on the environment (known as the Environmental Impact Assessment (EIA) Directive).
 - Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora and Directive 2009/147/EC on the conservation of wild birds.
- 7.2 In addition, the Basic Conditions require that the making of the neighbourhood plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.
- 7.3 To assess whether the Adel NP might breach any of these requirements, Leeds City Council prepared a screening report to determine whether the Plan required a Strategic Environmental Assessment (SEA) in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004.
- 7.4 The SEA screening concluded that as a result of the assessment carried out within the screening exercise, it is unlikely that the significant effects will arise as a result of the Adel NP and that an SEA is not required when judged against the application of the SEA Directive Criteria.
- 7.5 The screening report also considered whether the Adel NP required a Habitats Regulations Assessment in accordance with Article 6(3) of the EU Habitats Directive and with Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended).
- 7.6 The Habitats Regulations Assessment screening also concluded that none of the policies in the draft NP are likely to give rise to significant effect on the South Pennine Moors and North Pennine Moors SPAs/SACs and therefore the NP did not need to include any mitigation measures. Furthermore, no potential in combination effects were identified. Therefore, the draft NP can be considered to be screened out. This satisfies the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017. The screening reports are included as Attachments 2 and 3 to this document.

8. Compatibility with Human Rights Legislation

- 8.1 The Human Rights Act 1998 incorporated provisions of the European Convention on Human Rights (ECHR) into UK Law.
- 8.2 The specific Articles of the ECHR relevant to planning include:
- Article 6 (Right to a fair and public hearing);
 - Article 8 (Right to respect for private and family life, home and correspondence);
 - Article 14 (Prohibition of discrimination); and
 - Article 1 of Protocol 1 (Right to peaceful enjoyment of possessions and protection of property).
- 8.3 The statutory and non-statutory consultations on the draft neighbourhood plan have been carried out in such a way that all sections of the local community, including those with an interest in the NP and the NA, have been given the opportunity to express their views. The ways that this has been achieved are set out in the accompanying Consultation Statement. The neighbourhood plan has been prepared to take into account the views of the whole community.
- 8.4 The preparation of the neighbourhood plan has also had regard to the provisions of Section 149(1) of the Equality Act 2010 and the PC is not aware of any discrimination, harassment, victimisation or any other conduct that is prohibited under this Act.
- 8.5 The PC has considered the potential impacts on persons with protected characteristics (as identified in the Equality Act 2010), in Table 4 as follows:

Table 4 Potential impacts on persons with protected characteristics

Protected Characteristic	Potential Impact of Draft Adel NP
Age	The draft NP seeks to support a more inclusive environment for people of all ages, as is recognised by the vision. In particular, policy H2 of the NP specifically encourages development to provide an appropriate mix of housing, including smaller dwellings and provision for independent living for the needs of elderly people. The NP also includes policies which support enhanced connectivity which should provide opportunities for increased mobility for residents of all ages. In addition, the NP seeks to protect valued community facilities, many of which cater for a broad age range, including supporting the provision of additional health service provision facilities and increasing opportunities to develop social networks for people who are isolated, as well as increasing primary school capacity and play provision for younger residents. It is therefore not considered that the NP will have any specific negative effects on persons due to their age, and instead will increase opportunities for residents of all ages to

	continue to enjoy the special character of Adel, including the services and facilities within the area.
Gender reassignment	It is not considered that any of the provisions within the NP will have an effect (either positive or negative) on persons specifically in relation to gender reassignment or gender identity.
Marriage or civil partnership	It is not considered that any of the provisions within the NP will have a specific effect (either positive or negative) on persons in relation to marriage or civil partnership. Notwithstanding that, the draft NP seeks to support a more inclusive environment for people, as is recognised by the vision. The aims of the NP in general, in terms of encouraging new housing including a range of smaller 2-3 bed properties, safeguarding, promote and supporting Adel's economic and employment base and protecting existing and encouraging new community facilities, will ensure that the neighbourhood area can support a whole range of residents, from individuals, to couples and families of all sizes.
Pregnancy or maternity leave	The NP includes policies to protect and enhance community facilities, which may provide opportunity for support groups/events for expectant/new mums if there is a need. Policy CFGS2 specifically refers to opportunities for increased primary school capacity and health service provision, to obviate the need for travel outside the area for these facilities, and CFGS1 identifies local shortages, including early years activities for parents, carers and children, which it is seeking to address. This will make the area more attractive for a variety of people, including those wishing to start a family if there is local access to healthcare, education and early years activities. Overall, the NP should either have a neutral or positive impact on pregnancy or maternity leave, protecting or enhancing the range of facilities and services available.
Disability	Policy CFGS2 specifically refers to opportunities for increased healthcare provision within the area. This would make local healthcare more accessible for residents with a disability. CFGS1 also identifies certain community activities in the area for support/improvement, including opportunities to develop social networks for people who are isolated, promoting community-based healthcare and wellbeing and promoting adult learning opportunities. Overall, these policies should ensure that future development within the area will positively benefit those residents with a disability.
Race, including colour, nationality, ethnic or national origin	It is not considered that the NP will have any specific negative effects on persons due to their race, nationality or ethnicity, and instead will increase opportunities for all residents to continue to enjoy the special character of Adel, including the services and facilities within the area, and attract new residents to the area with an increased mix of house sizes.
Religion or belief	It is not considered that the NP will have any specific positive or negative effects on persons due to their religion or belief. Policy CFGS1 identifies a number of opportunities for

	improved social inclusion and community development which should aid all residents, regardless of religion or belief, to feel welcome in the area and able to benefit from and enjoy the inclusive environment.
Sex	It is not considered that any of the provisions within the NP will have an effect (either positive or negative) on persons specifically in relation to sex.
Sexual orientation	It is not considered that any of the provisions within the NP will have an effect (either positive or negative) on persons specifically in relation to sexual orientation

- 8.6 It is not considered that the NP is likely to have any specific or particular impact on any persons with a protected characteristic. Overall, the NP is likely to either have neutral benefit, or a general positive benefit for all residents of Adel with increased inclusivity and accessibility through support for improved community facilities and services, a greater mix of housing and enhanced green space.
- 8.7 The neighbourhood plan has had regard to the fundamental rights and freedoms guaranteed under the ECHR and complies with the Human Rights Act. This is evidenced through the vision, objectives and policies in the draft neighbourhood plan which seek to improve quality of life for residents and others in the NA through improving local sustainability.
- 8.8 In addition, the plan as submitted provides further opportunities for involvement in village life, through engaging with the community in order to deliver projects identified in the neighbourhood plan and support its implementation.

9. Conclusions

9.1 This Basic Conditions Statement has considered the submission draft Adel NP against the requirements of the neighbourhood planning Basic Conditions. It is considered that the NP meets the requirements of the Regulations in that it:

- Has regard to national planning policy and guidance issued by the Secretary of State;
- Contributes to the achievement of sustainable development;
- Is in general conformity with the strategic policies of the development plan;
- Complies with EU obligations, including Human Rights requirements; and
- Does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.

9.2 Adel Neighbourhood Forum therefore respectfully suggests that the Adel NP complies with Paragraph 8(1) of Schedule 4B of the Town and Country Planning Act 1990 and, subject to the conclusions of the independent examination, can proceed to a Referendum.

