



# **Adel Neighbourhood Plan**

**Valid to 31 December 2034**

**Document produced by Adel Neighbourhood Forum  
Final version - June 2025**

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# Foreword



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## About this Document

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

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

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

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

Jeremy Emmott and Clive Hudson

Co-Chairs

Adel Neighbourhood Forum

# Introduction



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## About Neighbourhood Plans

1. In 2011 the Localism Act came into force, enabling communities in England to take the lead in planning how their own neighbourhoods will develop. It provides communities with the power to influence the planning of the area in which they live and/or work, by offering the opportunity to prepare a set of planning policies to inform the location, type and appearance of new development in their local area.
2. These policies, which collectively form the core content of the Neighbourhood Plan, will then be used by the local planning authority (which, in the case of Adel, is Leeds City Council) when determining planning applications for development within the Neighbourhood Plan area.
3. Many communities around the country have seized the opportunity to develop a neighbourhood plan, realising the possibilities it presents to help shape the future of their local area through a shared vision, and to ensure that their development needs are met in the most sustainable and appropriate manner.
4. Adel Neighbourhood Forum believe that neighbourhood planning can be an effective tool in ensuring that the future development of Adel meets the needs and aspirations of the local community, whilst respecting and responding to the existing qualities and assets of the designated Neighbourhood Plan area. Having a Neighbourhood Plan approved will give real substance to local residents' views.

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## Neighbourhood Forum and Area Designation

5. Neighbourhood Forums are community groups that are designated to take forward neighbourhood planning in areas without parishes. It is the role of the local planning authority to agree the Neighbourhood Forum for the neighbourhood area.
6. 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

# Introduction



establishment of the Adel Neighbourhood Forum and the production of a Neighbourhood Plan for the Adel area.

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

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

9. The designation expires after five years so in early 2019 the Forum applied to be re-designated and the re-designation (for a further five year period) was confirmed on 15 July 2019. The Forum applied again for re-designation in 2024 and this was approved on 12 February 2025.

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

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

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## Neighbourhood Plan Preparation Process

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

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

# Introduction



**14.** Therefore, though the preparation of the Neighbourhood Plan has been led by Adel Neighbourhood Forum, its content has been primarily informed by the opinions and feedback received from a series of public consultation events (see the separate Consultation Statement document which is available alongside this Plan).

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

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

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

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## Regulation 14 Consultation

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

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## Expiry

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

*View of The Crescent*



# Introduction



Figure 1 - Adel Neighbourhood Area

# The Neighbourhood Area



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## Location and Setting

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

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

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

**23.** Open countryside is never far away in Adel; indeed, much of the Neighbourhood Area is formed of open fields or swathes of woodland. Green Belt countryside lies to the north and east (see Figure 19), whilst the wooded valley of Adel Beck forms the eastern and southern boundary of Adel.

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

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

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

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## Adel Neighbourhood Design Statement

**27.** The Adel Neighbourhood Design Statement (Adel NDS) was prepared in 2006 to give 'Design and Planning

# The Neighbourhood Area



Figure 2 - Location of Adel

# The Neighbourhood Area



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

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

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## Population and Housing Profile

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

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

**31.** There are 3,018 households in Adel of which 79.8% live in a house or bungalow and 20.2% in a flat or maisonette. Large houses predominate in the area with 51.6% having 4 or more bedrooms compared to 20.2% across Leeds.



*Off East Causeway*



*Off Church Lane*

# The Neighbourhood Area



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

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

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## Facilities and Services

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

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

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

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

**38.** These local shops and community facilities are a key ingredient of what makes Adel such a great place for people to live, offering residents key services on their doorstep and fostering stronger community relations.

# The Neighbourhood Area



**39.** Proposals within the Adel Shopping Parades (as shown in Figure 20) that respect the character of Adel and diversify and enhance the range of local shops, services and facilities and increase viability of the parades will be encouraged. Suitable access arrangements will be essential together with safeguards on noise, smells and disturbances.

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

## Character and Appearance

**41.** Adel's character and appearance stem from its history, its rich variety of quality housing, the high proportion

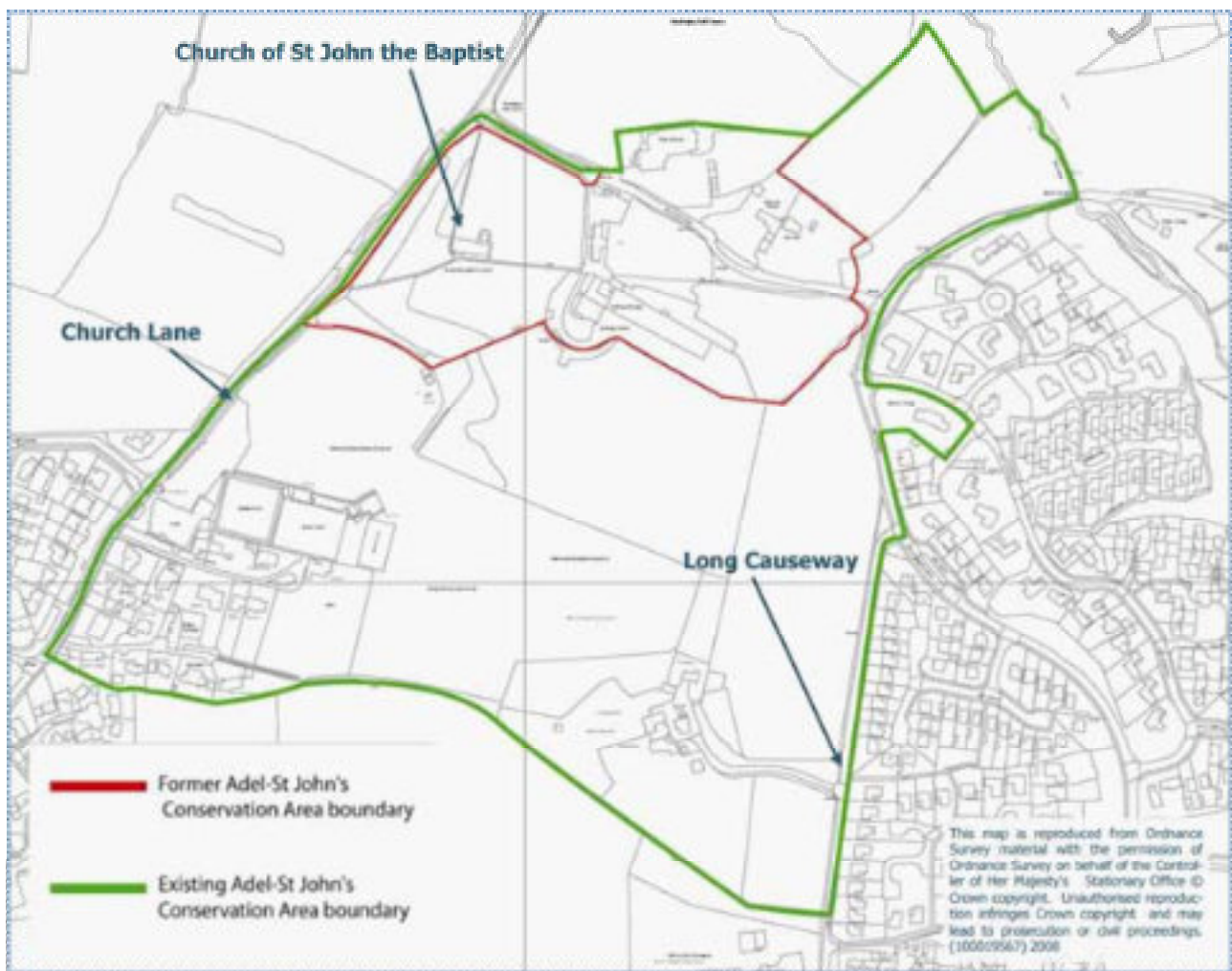


Figure 3 - Adel-St. John's Conservation Area boundary

# The Neighbourhood Area



of substantial landscaped gardens, extensive grass verges and all interspersed with green spaces.

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

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

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

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

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

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

**48.** There are two Sites of Ecological Importance at Adel Dam / Golden Acre Park and Meanwood Valley, both

# The Neighbourhood Area



of which are situated along the wooded valley of Adel Beck.

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

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

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

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

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

*Entrance to Friends Meeting House*



*Church Lane*



# The Neighbourhood Area



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

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

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

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

**58.** Detailed planning consent for housing was granted in 2020 on land opposite Adel Church and to the west of Adel Beck and building work is now complete. This has reduced the value of the long distance views from the Church but it is important to retain what is still left - the fields to the east of Adel Beck.

**59.** This area (shown as Site 1 in Figure 17 and described in paragraph 185) is designated as Local Green Space within this Neighbourhood Plan, in order to preserve the peaceful rural scene presented by this landscape setting and to protect its important contribution towards the setting of the Church. The Neighbourhood Forum will take whatever steps are available to ensure this remains an open green space.

**60.** Outside of the Conservation Area, Adel displays a great variety of architectural styles and built forms. A few of Adel's old farms and cottages have survived, notable examples being St Helen's Cottage, Glebe Cottage and Adel Mill

*Off East Causeway*



# The Neighbourhood Area



*Seven Arches*

(the latter situated just outside the Plan area but generally considered to be part of Adel).

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

**62.** During those years, prosperous businessmen moved out of Leeds to the cleaner air of Weetwood and Adel, building mansions such as Adel Towers, Adel Grange, The Heath and Athill

Court. Some of these grand houses have survived and been subdivided or re-purposed for modern use (particularly the Willows, Adel Grange and Athill Court). Others have been demolished to provide building sites for modern housing (Adel Towers, Church Lane House and, more recently, the Heath).

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

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

*Adel Lane*



**65.** Post-war twentieth century housing in Adel has had a greater variety of scale, providing a good mix of housing for residents of differing ages and levels of prosperity. Whilst much of the architecture of this period has been unexceptional, the developments have been well laid out with decent garden space and effort made to retain trees. The loss of some of the Victorian mansions has provided a legacy of small modern housing developments of different architectural styles and materials, giving Adel a feeling of organic growth during this period.

# The Neighbourhood Area



**66.** In addition the nationally renowned, Grade 2 listed York Gate Garden is located within the Neighbourhood Plan area and contributes to the general 'green' feel of the area.

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

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

**69.** This spacious, green and leafy character is prevalent throughout the Neighbourhood Area, and acts as the common characteristic which ties together the various indi-

*Park View*



# The Neighbourhood Area



vidual Character Areas, helping to give the locality a common, overarching identity despite the variations seen in its built environment.

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

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

# Policy Context



## Introduction

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

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

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

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

**75.** The NPPF has gone through a number of revisions. The revision in July 2021 has been used in the preparation of the Neighbourhood Plan.



Figure 4 - Policy Context for Growing Together Neighbourhood Plan - Source Adel Neighbourhood Forum

# Policy Context



**76.** Adel Neighbourhood Forum have produced a Neighbourhood Plan which is consistent with the principles of the NPPF (July 2021) and focuses on delivering sustainable development that meets the needs and aspirations of the people of Adel.

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## Leeds City Council Core Strategy

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

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

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

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

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## Site Allocations Plan

**81.** The Site Allocations Plan, which was adopted on 10 July 2019, will allocate sites that will help to deliver the Leeds Core Strategy long term spatial vision, objectives

# Policy Context



and policies. This is to ensure that sufficient land is available in appropriate locations to meet the targets set out in the Core Strategy.

**82.** The Site Allocation Plan was challenged in the High Court and, as a result, areas of Green Belt land on which housing allocations were made have, for the time being, been reverted to Green Belt. The only area within the Adel area which was affected was HG2-38.

*Cookridge Gardens Estate*



# Summary of Opportunities



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

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

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

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

**Encourage children's play space**

**Improve community facilities**

**Improve cycle and pedestrian links**

**Address traffic congestion and car parking shortages**

**Improve retail offer**

**Address oversubscribed local schools**

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

# Vision and Objectives



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## Vision

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

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

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

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

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## Objectives

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

**89.** These Objectives are:

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

# Vision and Objectives



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



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

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

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## Policy Groups

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

**93.** These policy sections are:

**1. Natural and Built Heritage;**

- NBH1: Landscape Character and Setting
- NBH2: Trees, Hedgerows and Woodland
- NBH3: Protection & Enhancement of Nature Conservation Assets
- NBH4: Areas of Townscape Significance

**2. Character and Design;**

- CD1: Character and Design
- CD2: Key Views

**3. Housing;**

- H1: Urban Boundary

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

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

**5. Retail and Business;**

# Policies



- RB1: Adel Shopping Parades
- RB2: New Business Centre

## **6. Highways and Traffic;**

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

*Adel Church*



# Natural and Built Heritage Policies

NBH1: Landscape Character and Setting	29
NBH2: Trees, Hedgerows and Woodlands	35
NBH3: Protection & Enhancement of Nature Conservation Assets	38
NBH4: Areas of Townscape Significance	43

# NBH1: Landscape Character and Setting



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## Policy

Development proposals should respect and, where possible, enhance the distinct character and appearance of Adel's local landscape and have regard to the Adel Neighbourhood Landscape Character Assessment (2017).

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## Detail

**94.** Existing hedgerows, trees and woodland, which are intrinsic to the landscape character of Adel, should be retained and integrated into development proposals.

**95.** Long views across Adel's landscape, particularly those which can be gained from the Conservation Area and the Neighbourhood Area's network of paths and bridleways, are an important characteristic of the area and should be considered during the design of development proposals. Development should respect the defining qualities and composition of such views across Adel's landscape.

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

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

**97.** Development proposed within any of the above sites should demonstrate that there will be no adverse impact on the value and defining landscape characteristics of these areas (as detailed within the Adel Neighbourhood Landscape Character Assessment - see Appendix 3).

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

# NBH1: LANDSCAPE CHARACTER AND SETTING



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

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

---

## Intent

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

---

## Justification

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

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

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

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

# NBH1: LANDSCAPE CHARACTER AND SETTING



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

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

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

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

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

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

---

## Objectives

**111.** This policy relates to Objectives 1, 3, 4 and 9

# NBH1: LANDSCAPE CHARACTER AND SETTING

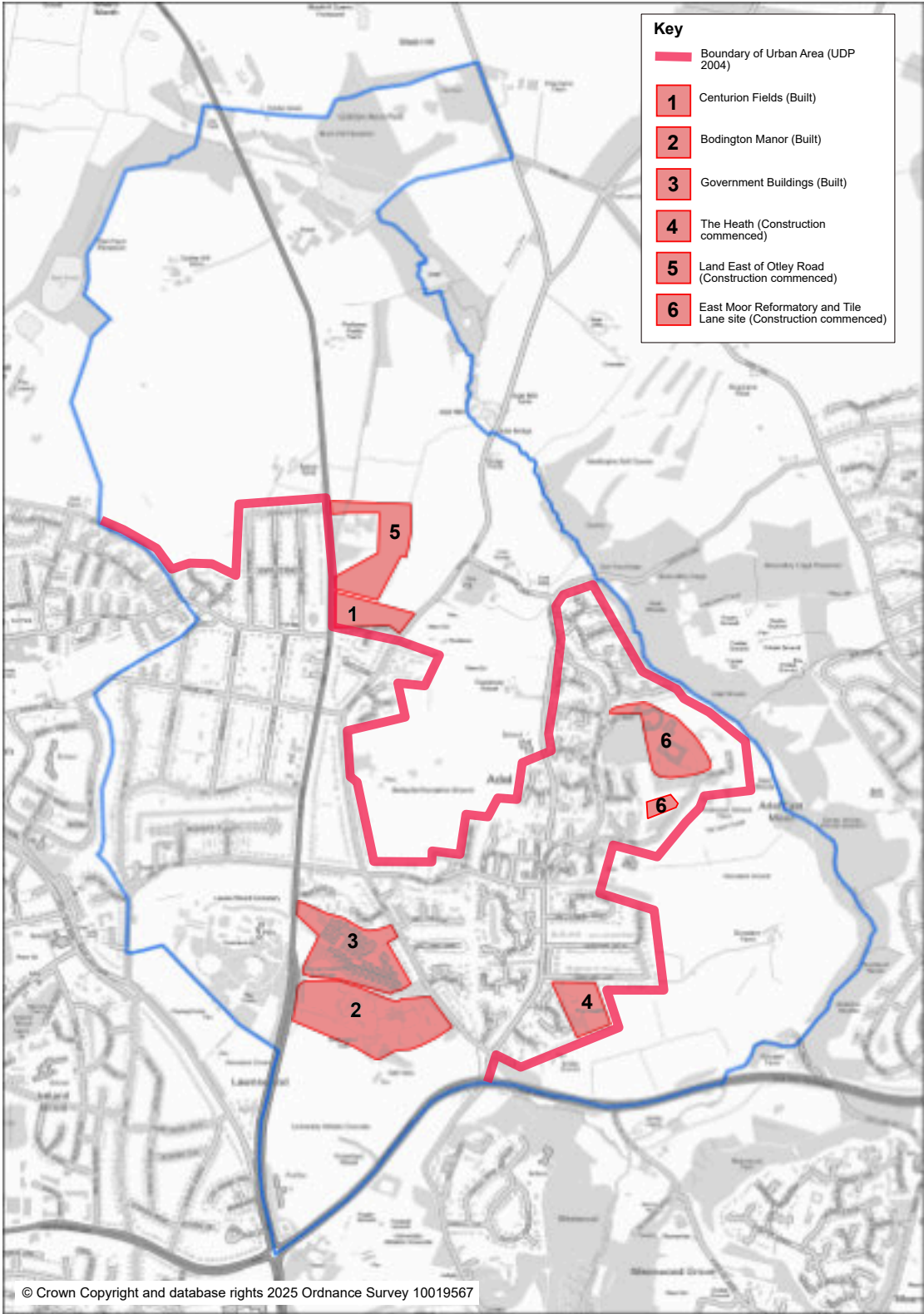


Figure 5 - Major Development Sites

# NBH1: LANDSCAPE CHARACTER AND SETTING

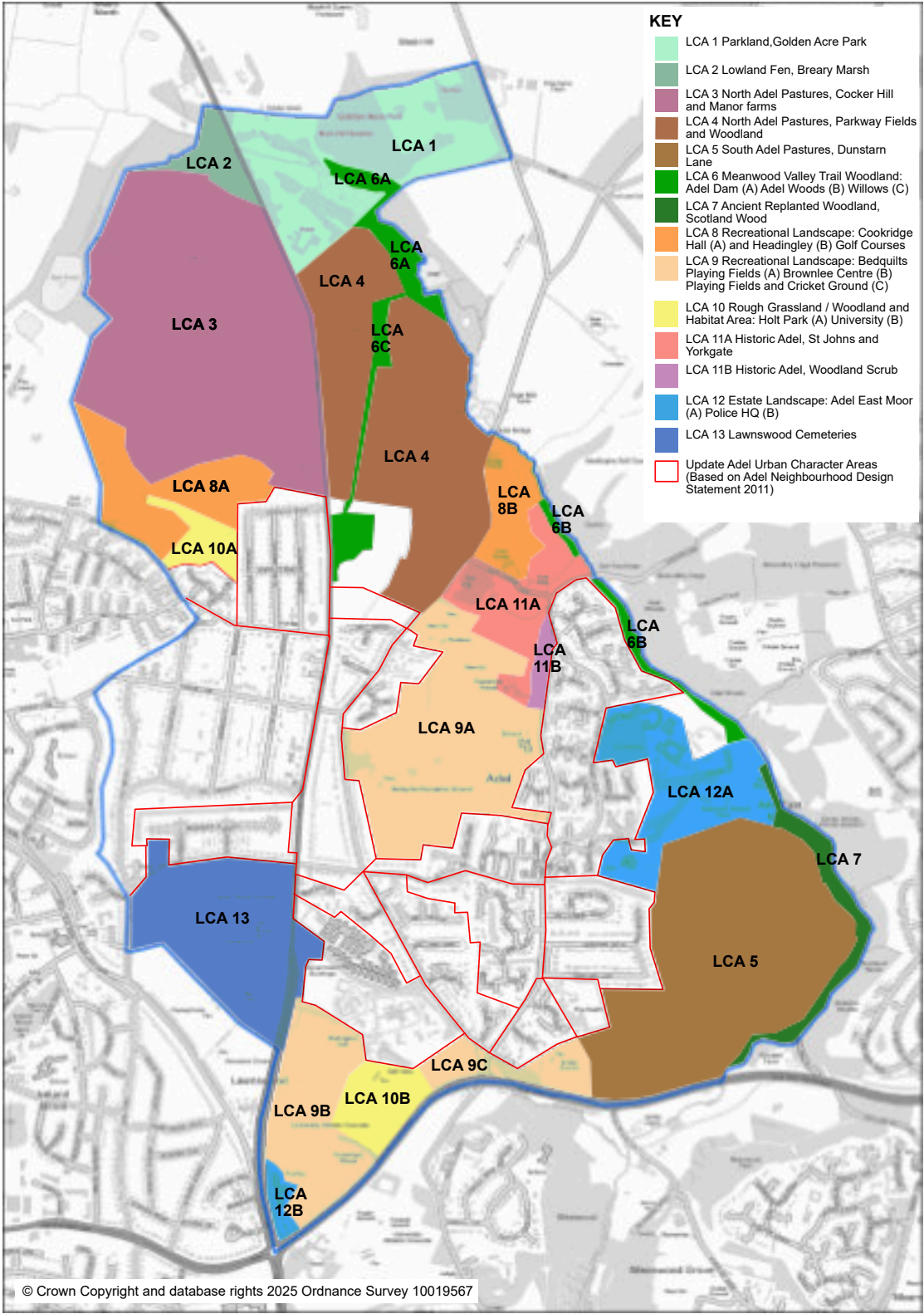


Figure 6 - Landscape Character Areas

# NBH1: LANDSCAPE CHARACTER AND SETTING

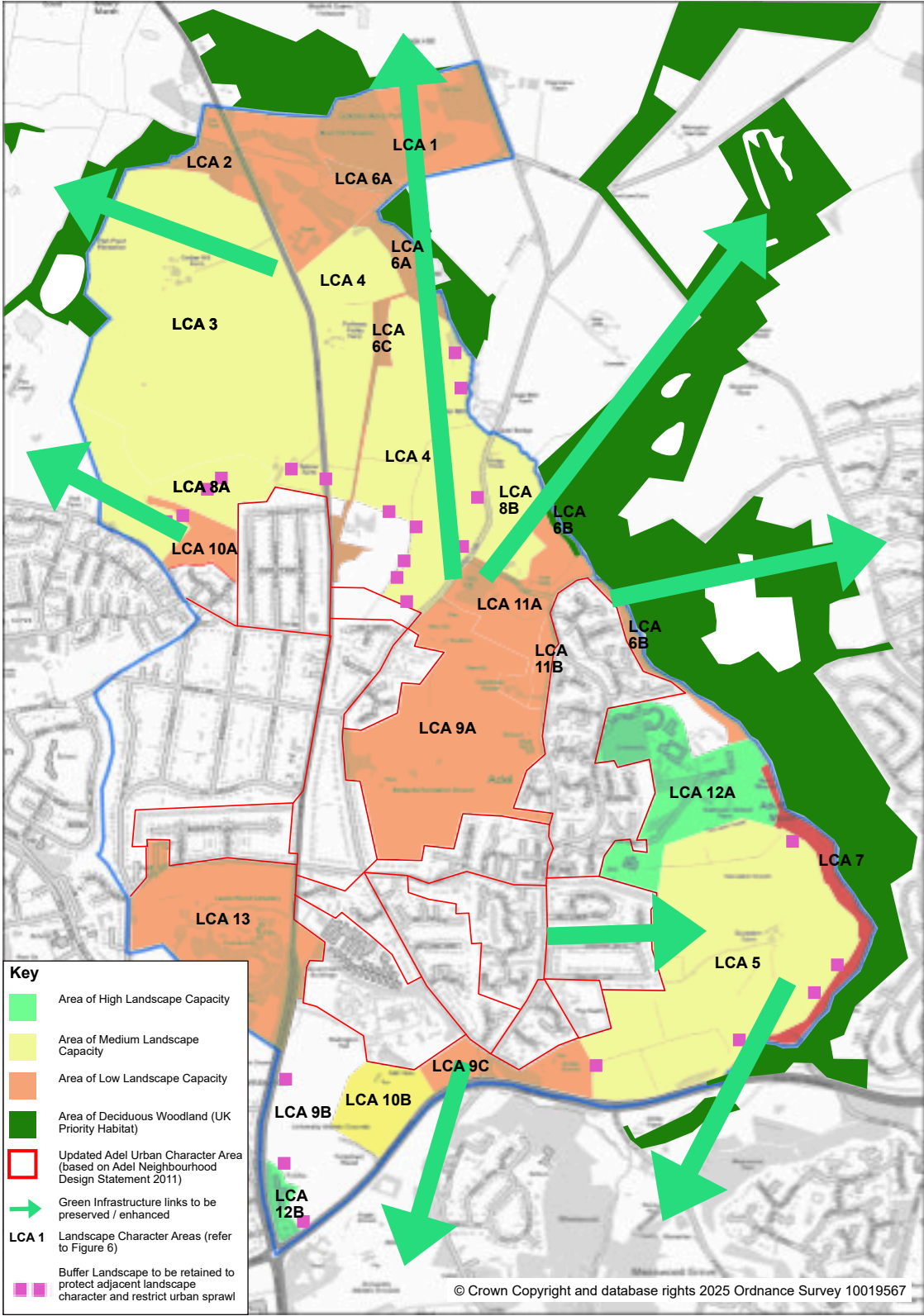


Figure 7 - Landscape Analysis Plan

# NBH2: Trees, Hedgerows and Woodlands



---

## Policy

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

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

---

## Detail

**112.** Development should avoid the loss of, or materially affecting the long term survival of, a woodland (in whole or in part) or other significant individual, group or area of trees (unless required in the interests of safety, good tree management or a wider scheme of conservation and enhancement).

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

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

---

## Intent

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

# NBH2: Trees, Hedgerows and Woodlands



---

## Justification

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

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

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

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

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

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

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

---

## Objectives

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

# NBH2: Trees, Hedgerows and Woodlands

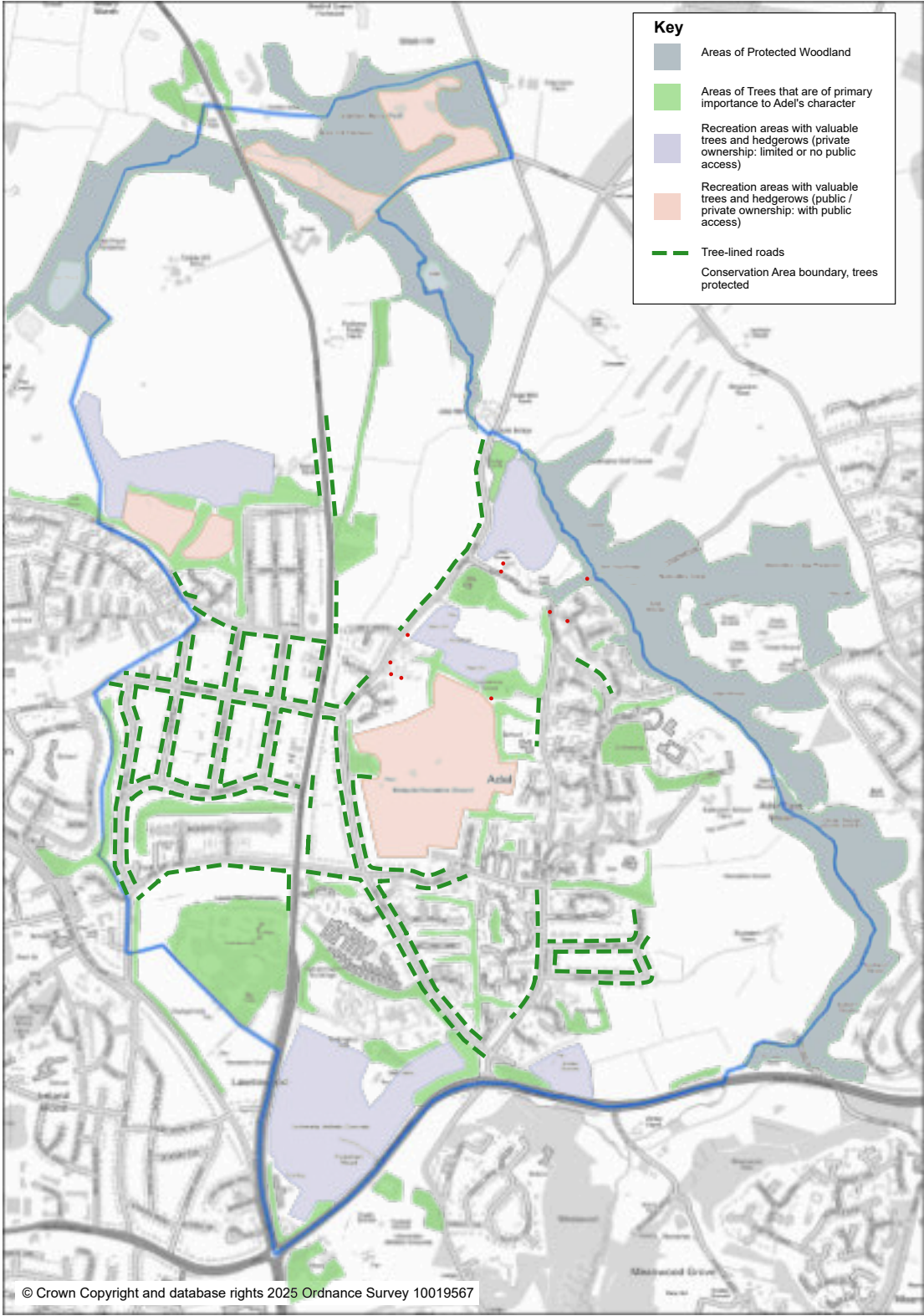


Figure 8 - Trees, Hedgerows and Woodland within Adel

# NBH3: Protection & Enhancement of Nature Conservation Assets



## Policy

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

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

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

## Intent

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

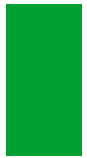
## Justification

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

- ▶ Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
- ▶ promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

**126.** The Neighbourhood Plan area contains the following designated sites which are shown in Figure 9:

## NBH3: Protection & Enhancement of Nature Conservation Assets



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

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

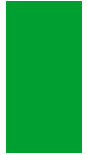
**128.** The protection and enhancement of these recognised areas of biodiversity value, the locations and extents of which are shown in Figure 10, is vital to ensuring the continued health and vitality of Adel's high quality natural environment for present and future generations.

**129.** In addition to these formally designated areas of recognised ecological value, the Neighbourhood Plan area also accommodates a number of expanses of Deciduous Woodland within its boundaries (Figure 10). Other green spaces and hedgerows act as wildlife corridors which are critical for the maintenance of ecological processes, including allowing for the movement of animals and the continuation of viable populations.

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

**131.** Within Adel biodiversity enhancement measures should not be limited to large-scale development - all development should seek to have a net positive impact on biodiversity. In considering the appropriateness of biodiversity enhancement measures, developers should consider the size of the development, its location, features present on the site and the relationship with adjacent and nearby habitats. Within smaller developments simple mea-

## NBH3: Protection & Enhancement of Nature Conservation Assets



asures such as providing roosting and nesting opportunities for bats and birds or introducing locally native tree and plant species can provide a modest yet positive enhancement to the biodiversity value of Adel.

---

### Objectives

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

# NBH3: Protection & Enhancement of Nature Conservation Assets

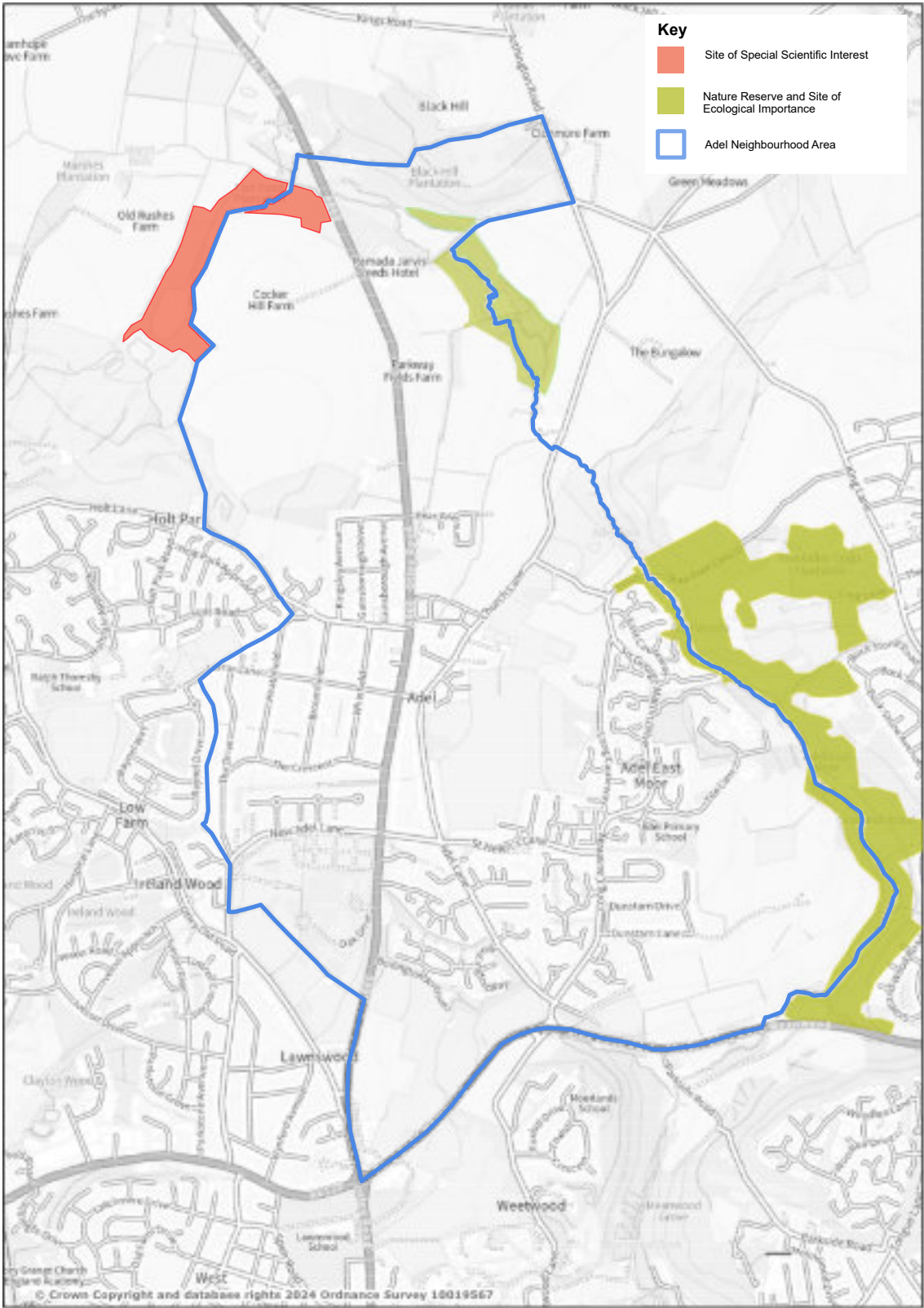


Figure 9 - Nature Reserves and Site of Special Scientific Interest

# NBH3: Protection & Enhancement of Nature Conservation Assets

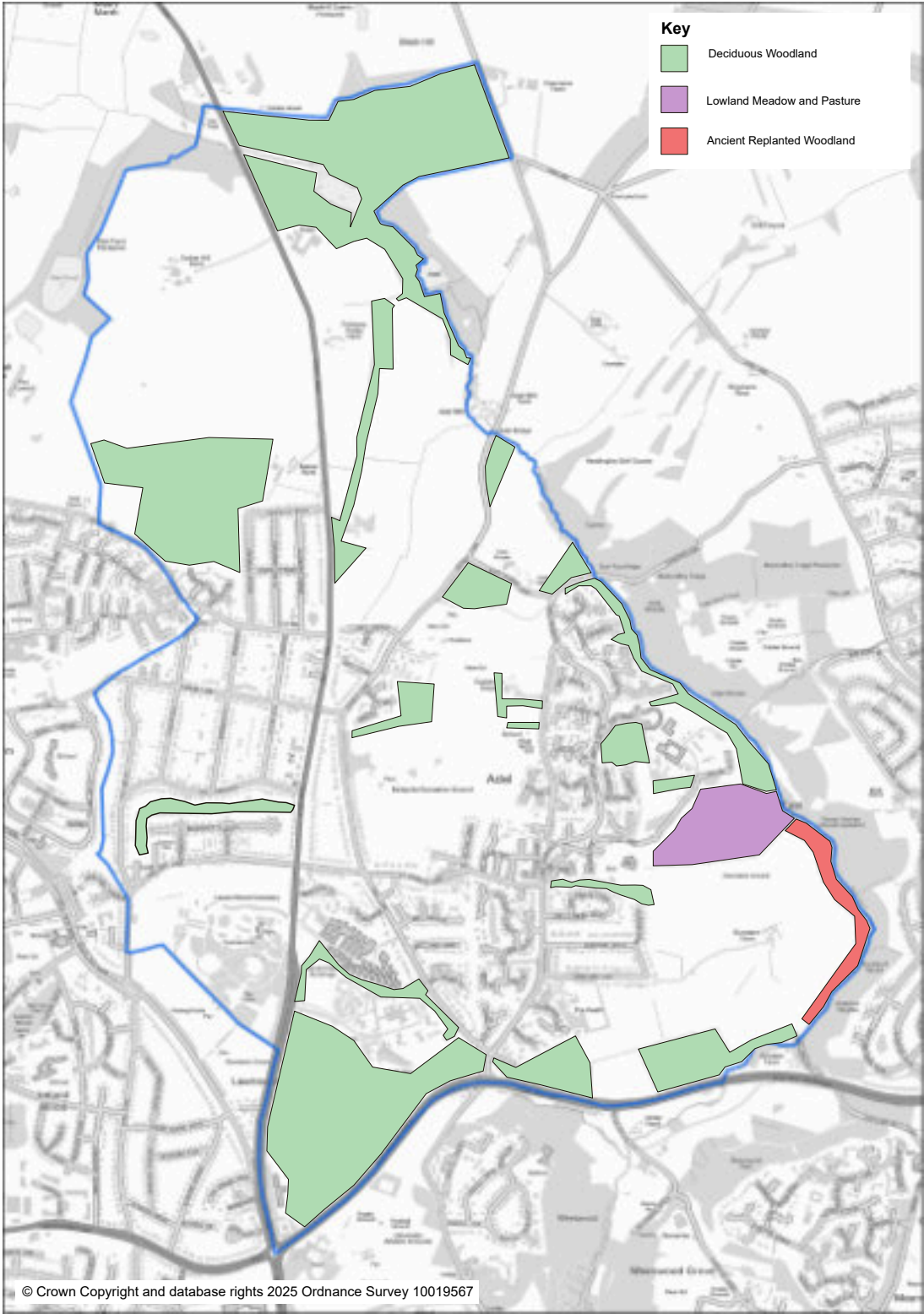


Figure 10 - Areas of Deciduous Woodland, Ancient Replanted Woodland, and Lowland Meadow and Pasture

# NBH4: Areas of Townscape Significance



## Policy

The following are identified as Areas of Townscape Significance (Figure 11) because of their contribution to the character and historic interest of the neighbourhood area:

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

Development proposals having significant impact on Areas of Townscape Significance should respect and respond positively to their character and qualities.

## Intent

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

## Justification

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

**135.** Nevertheless, each of these areas have been highlighted as adding significantly to Adel's townscape character.

## NBH4: Areas of Townscape Significance



ter, and on this basis, their protection from insensitively designed proposals is merited in the interests of ensuring that Adel's unique sense of place and character is preserved.

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

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

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

---

### Objectives

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

## NBH4: Areas of Townscape Significance



*Pauls Pond*



# NBH4: Areas of Townscape Significance

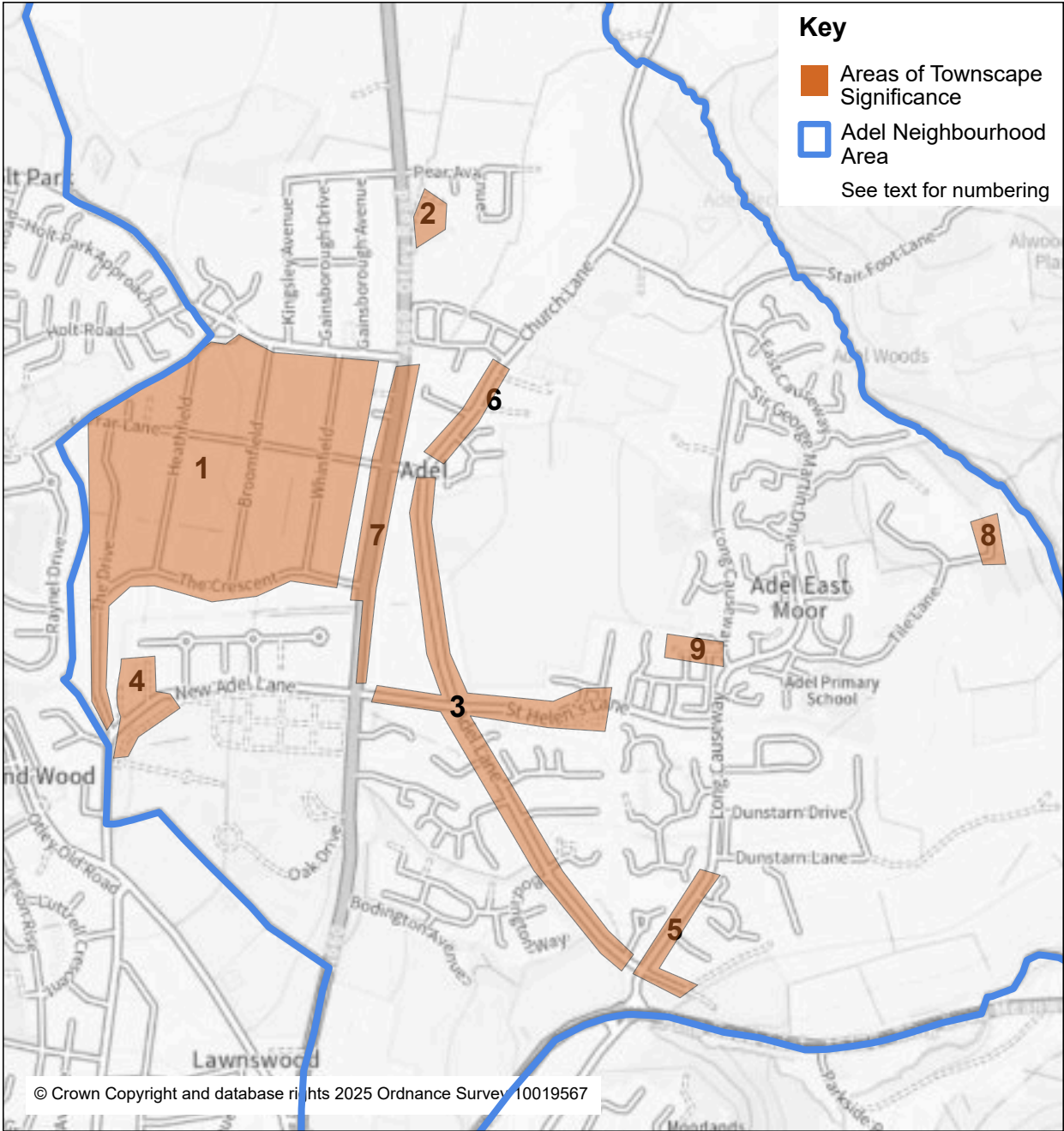


Figure 11 - Areas of Townscape Significance

# Character and Design Policies



CD1: Character and Design

48



CD2: Key Views

52

# CD1: Character and Design



---

## Policy

Development proposals should protect or enhance the distinct character of the Adel Neighbourhood Area, including by having regard to the Adel Neighbourhood Design Statement and:

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

Development proposals should demonstrate how they have considered and will reinforce the distinct character and identity of Adel within the design and access statement where provided.

---

## Intent

**139.** Policy CD1 seeks to ensure that all new development is designed to emphasise and enhance the positive qualities of the Neighbourhood Plan area's built and natural environment by properly considering the local character and context, and by responding with proposals of appropriate and high quality design.

# CD1: Character and Design



---

## Justification

**140.** A key feature of the Neighbourhood Plan area is that it displays a variety of different, distinctive characters within its boundaries. The Adel Neighbourhood Design Statement, which draws in part on the Adel-St John's Conservation Appraisal and Management Plan (2009), details these variations in Adel's townscape character, sub-dividing the Neighbourhood Plan area's developed extents into 13 distinct character types (as denoted in Figure 12) and setting out key distinguishing characteristics and qualities of each.

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

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

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

---

## Design Standards

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

**145.** "It is widely believed that we are building the wrong things, in the wrong places, and in defiance of what people want. A comprehensive recent study agrees, arguing that about three quarters of new housing developments are mediocre or poor. At a time when there is an acute short-

# CD1: Character and Design



age of homes, there is therefore widespread opposition to new developments.

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

---

## Implementation in Adel

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

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

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

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

---

## Objectives

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

# CD1: Character and Design

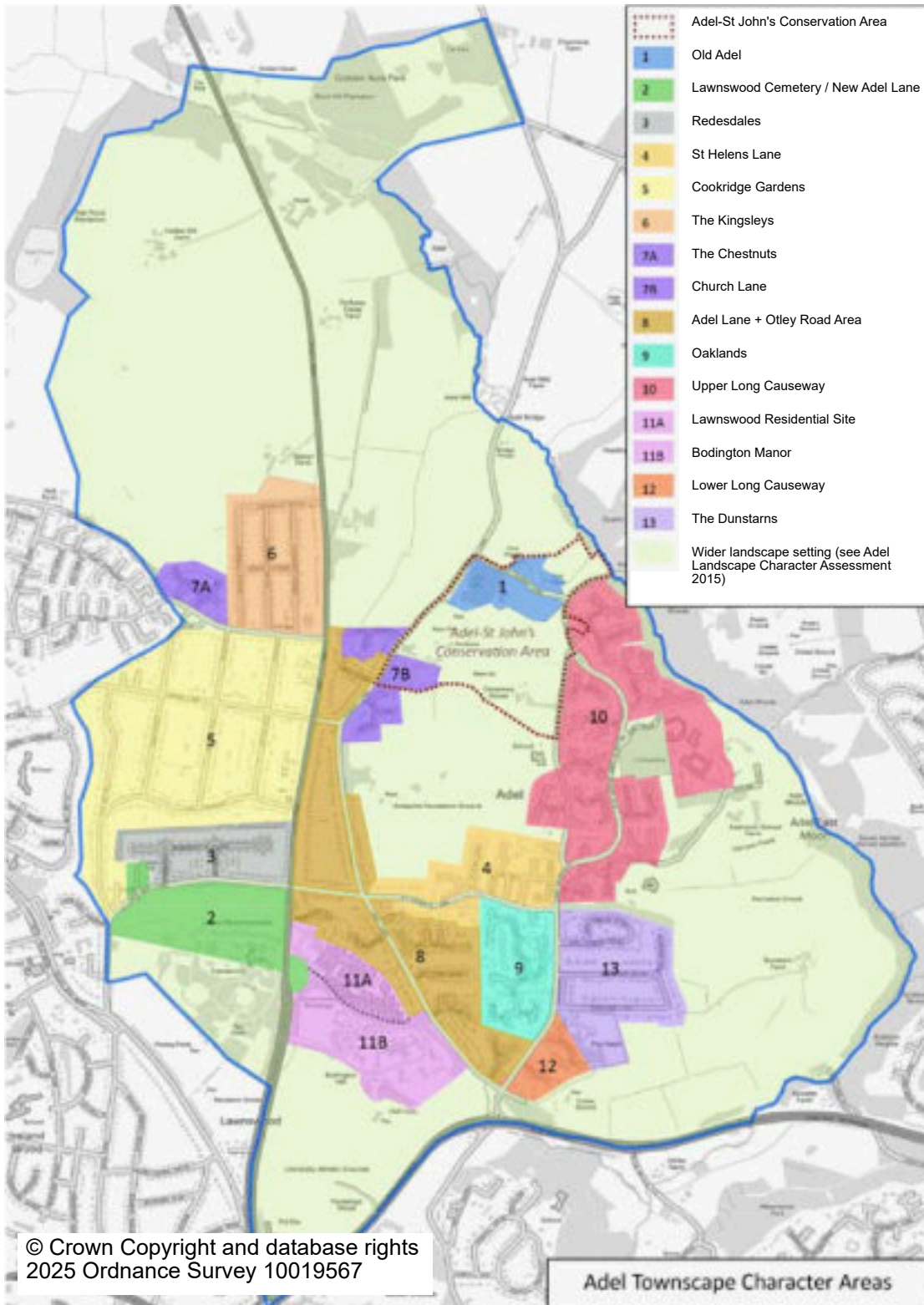


Figure 12 - Character Areas within Adel

## CD2: Key Views



---

### Policy

Development proposals should respect the open views which have been identified as key to the identity of the Adel area (Figures 13 and 14).

Development proposals which could significantly affect any of the key views should demonstrate how they have considered the impact they will have and what mitigation measures have been taken to integrate the development into the landscape and protect the relevant views.

---

### Intent

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

---

### Justification

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

**154.** These views are typically associated with (1) the Conservation Area and setting of the Grade I listed Church of St John the Baptist or (2) Adel's wider wooded landscape setting. The following views, the locations of which are shown in Figures 13 and 14, have been identified as being of specific significance to the character of Adel and of particular value to the local community:

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

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

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

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

## CD2: Key Views



5: Views north and south along Church Lane.

6A and 6B: Views from Long Causeway looking west.

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

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

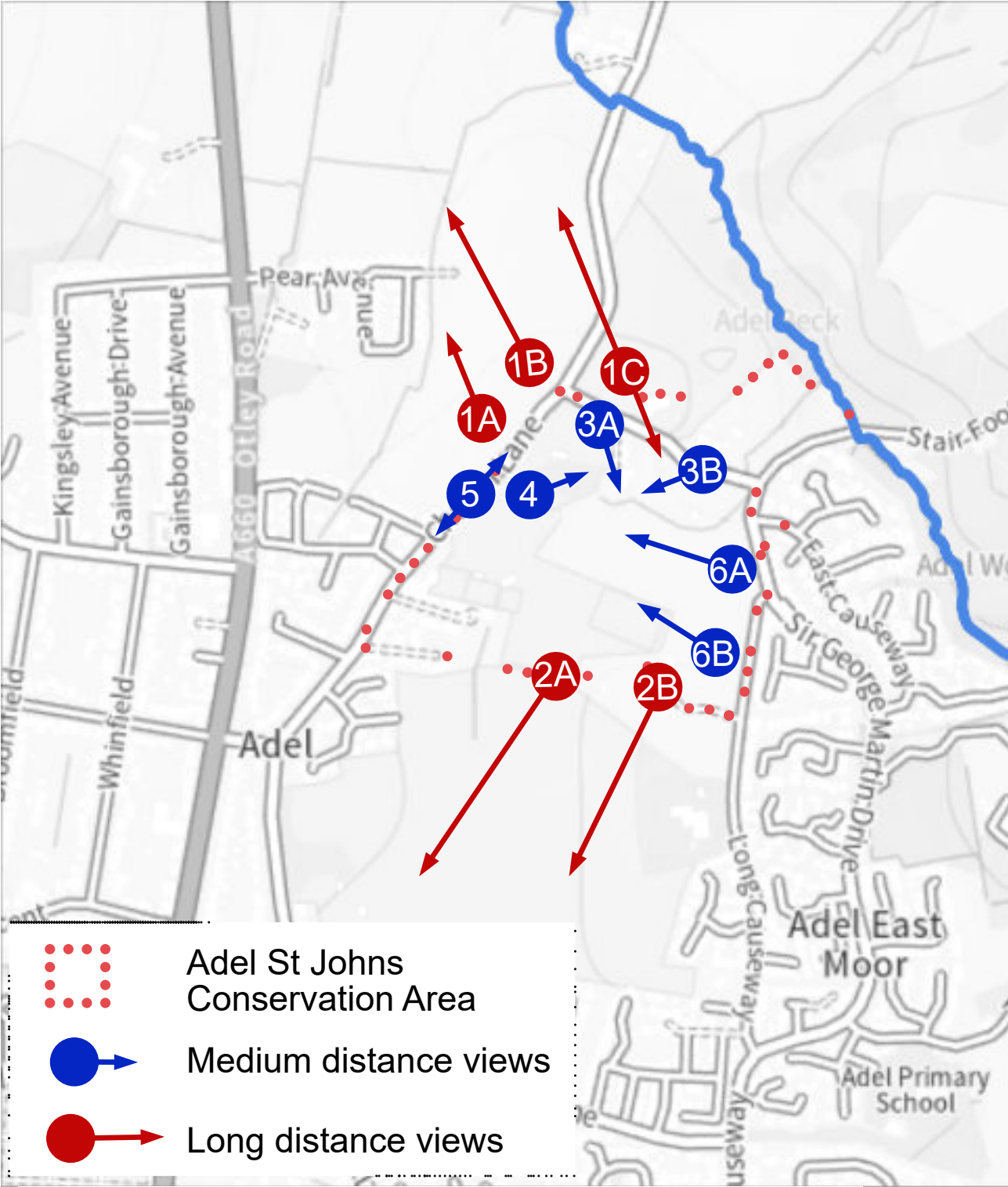
9: View from public footpath and bridleway off Tile Lane looking towards Adel Woods and Alwoodley.

---

### Objectives

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

# CD2: Key Views



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Figure 13 - Conservation Area Views

## CD2: Key Views

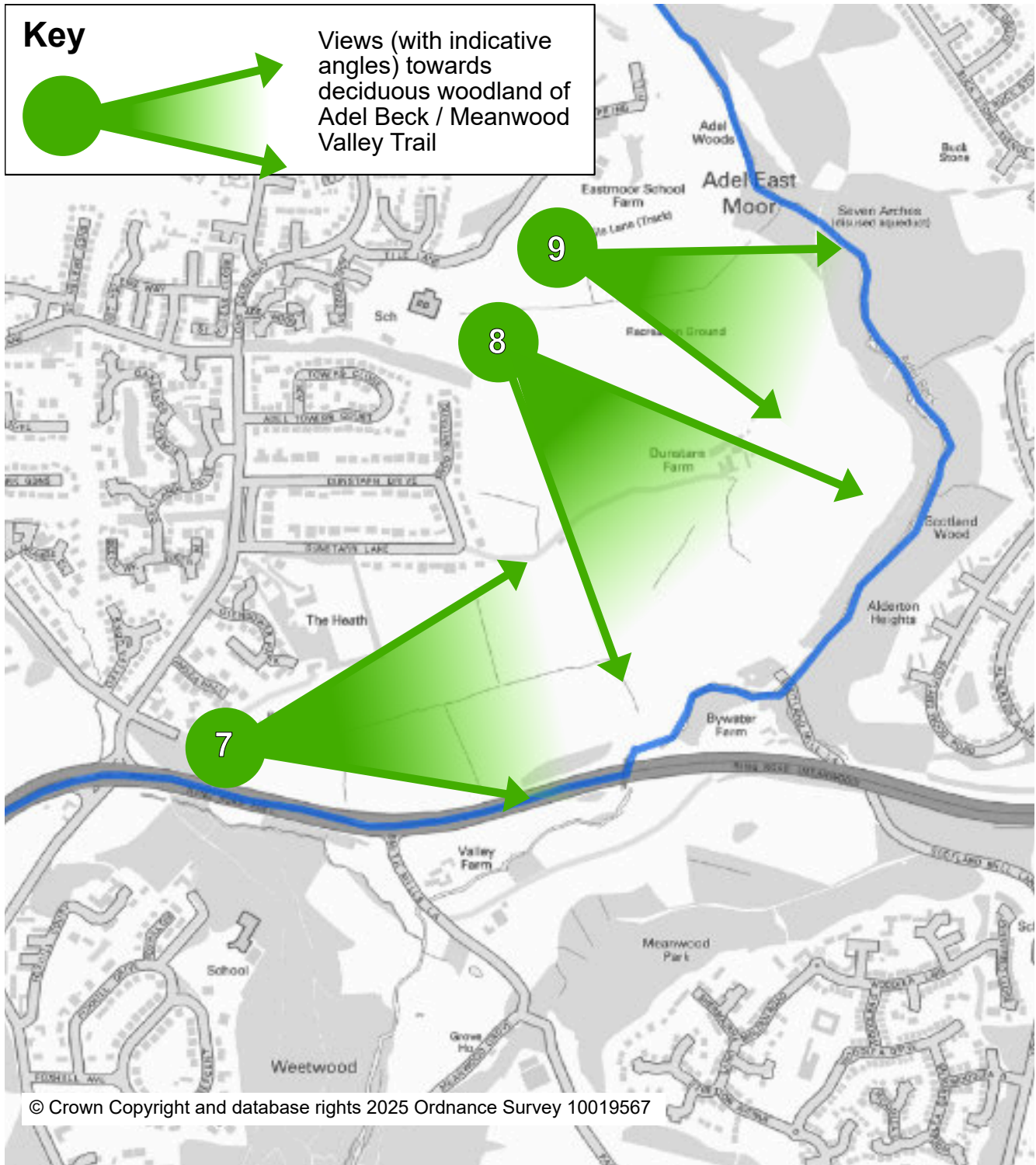


Figure 14 - Key views

# Housing Policies



H1: Main Urban Area Boundary

57



# H1: Main Urban Area Boundary



---

## Policy

The boundary of the Main Urban Area in the Adel Neighbourhood Area is shown in Figure 15 to the south and west of the red line boundary.

---

## Intent

**156.** In light of recent development within the Adel neighbourhood area to provide clarity on where the Main Urban Area boundary lies.

---

## Objectives

**157.** This policy relates to Objectives 1, 9 and 10.

# H1: Main Urban Area Boundary



*St Helens Cottage*

*Back of Dunstarn Lane*



# H1: Main Urban Area Boundary

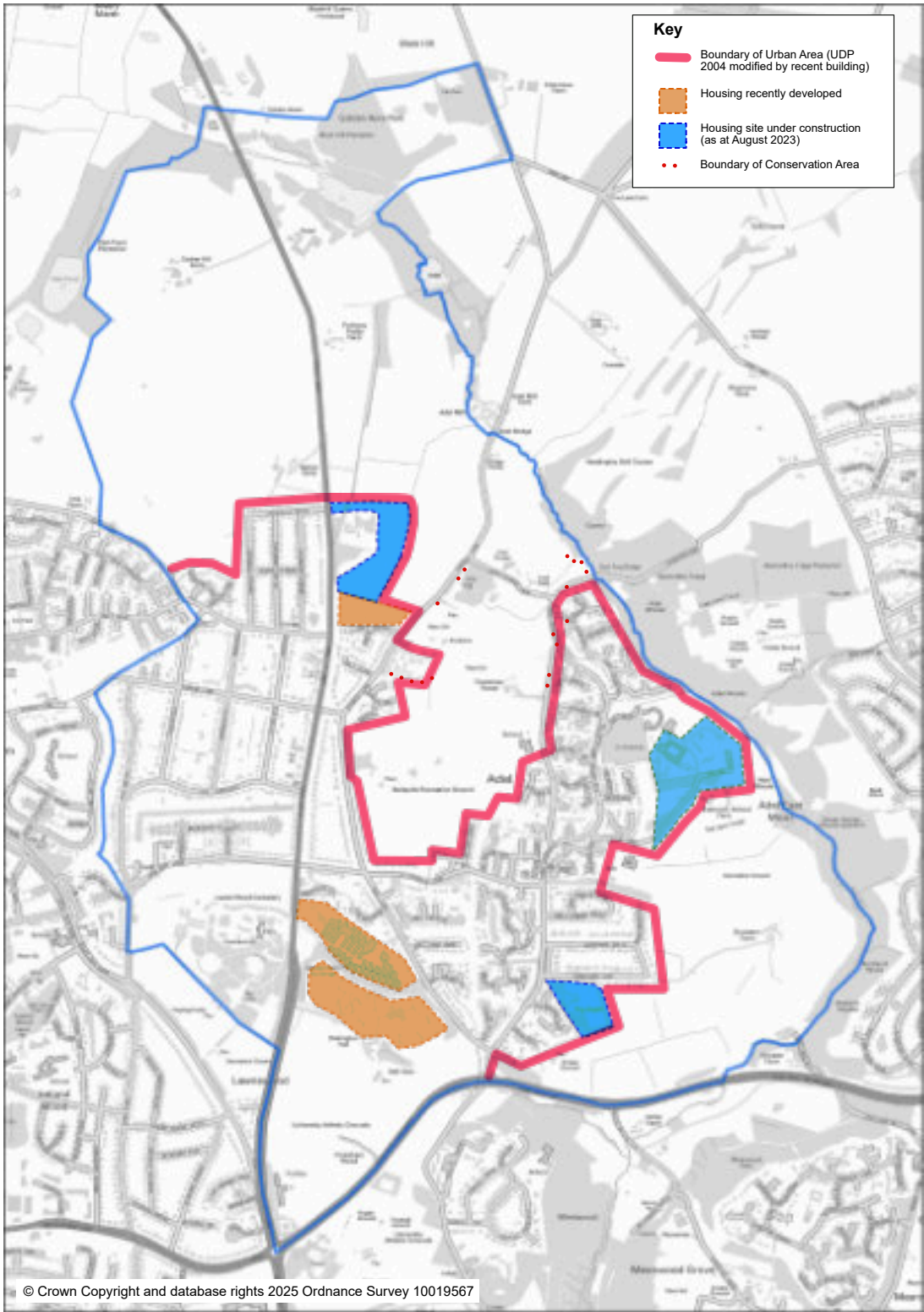


Figure 15 - Boundary of Main Urban Area

# H1: Main Urban Area Boundary



*Otley Road*

*Adel Lane*



# Community Facilities and Green Space Policies

CFGS1: Protecting Important Community Facilities	62
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CFGS3: New Children's Play Area	67
CFGS4: Protection & Provision of Greenspace	69
CFGS5: Local Green Infrastructure Network	76

# CFG1: Protecting Important Community Facilities



## Policy

The following community facilities (shown in Figure 16) are identified as particularly important to Adel:

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

Where proposals for development would result in the loss of or significant harm to an important community facility, satisfactory alternative provision should be made elsewhere within the community if a sufficient level of need is identified.

## Intent

**158.** Policy CFG1 seeks to protect and promote improvements to Adel's existing community uses and facilities.

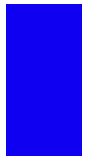
## Justification

**159.** Para 92 of the NPPF (July 2021) encourages planning positively for the provision of community facilities and supports guarding against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.

**160.** Adel benefits from a variety of community services and facilities within the Neighbourhood Plan area, which make an important contribution towards enhancing community cohesion, local health and quality of life, and the retention of these uses is crucial to the continued vitality and well-being of Adel as a community. Policy CFG1 lists those buildings which have been identified as having a particular importance within Adel's hierarchy of community uses.

**161.** In addition to protecting existing community uses, it is also recognised that the improvement and enhancement

# CFG1: Protecting Important Community Facilities



of these existing facilities will help Adel to meet the future educational, social, cultural, leisure and recreational needs of the local community.

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

---

## Objectives

**163.** This policy relates to Objective 12.

# CFGS1: Protecting Important Community Facilities

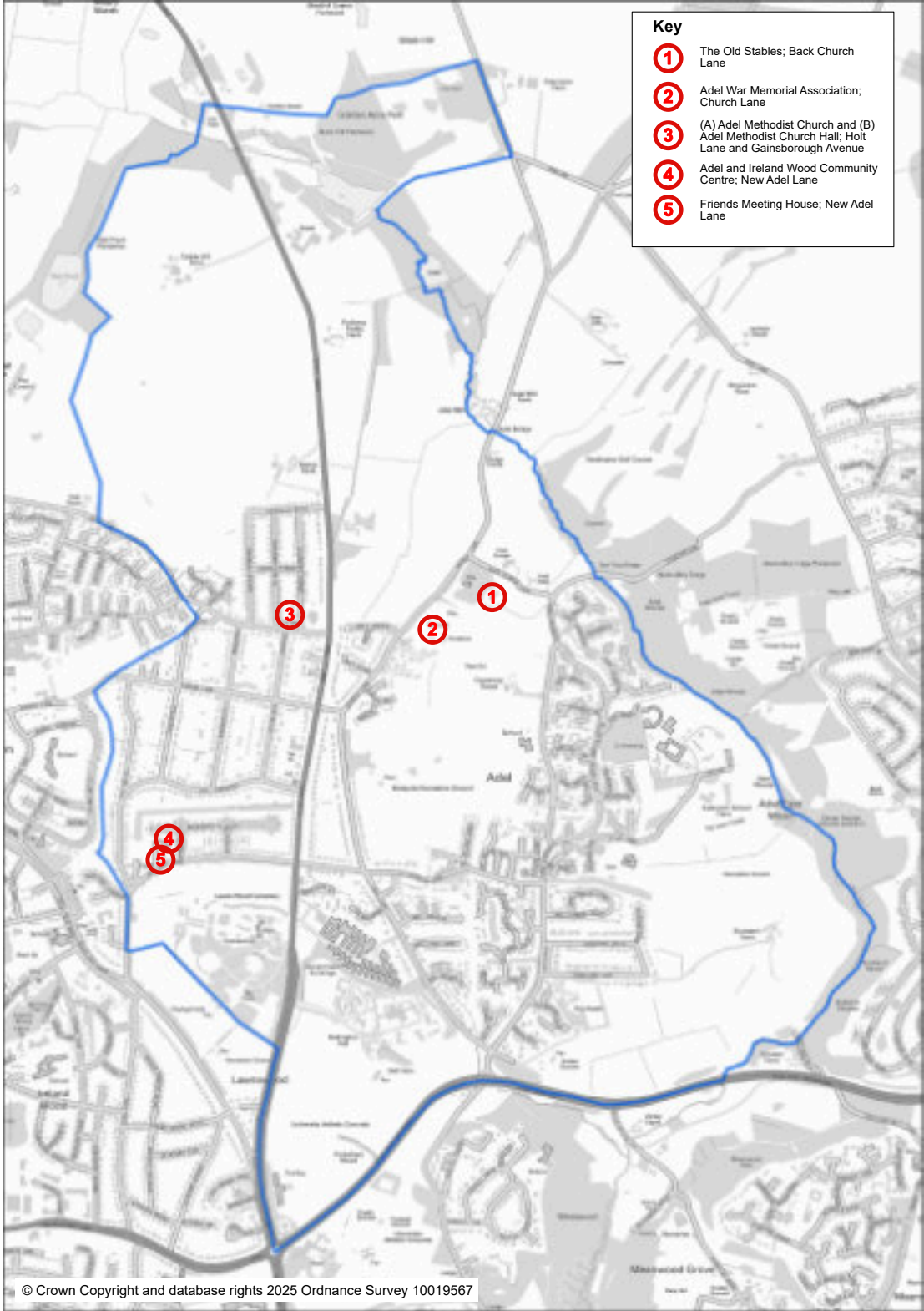


Figure 16: Location of Important Community Facilities



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## Policy

Development proposals which increase primary school capacity and/or health provision in the neighbourhood area will be supported subject to consideration of their impact on highway capacity and local amenity.

---

## Intent

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

---

## Justification

### Schools

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

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

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

**168.** The Neighbourhood Plan recognises that a capacity increase might come in a number of forms (extension of existing building, third school built or replacement of an existing school with a larger one on a different site) and will support the principle of expansion in one of these ways, subject to the detailed plans put forward.

### Health services

**169.** Adel has suffered for many years from a shortage of local GP services. The one surgery within the area (a branch of the Alwoodley Medical Practice) closed in March

# CFG2: Infrastructure Provision



2021 and it is now necessary for all residents to travel out of the area in order to see a GP.

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

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

---

## Objectives

**172.** This policy relates to Objective 8.

# CFG3: New Children's Play Area



---

## Policy

A development proposal providing for a new gated play area for younger children will be supported in a suitable location that can be easily and safely accessed by the community and subject to the consideration of the impact on immediate neighbours.

---

## Intent

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

---

## Justification

**174.** The need for a safe play area for younger children (pre-school or very early school years (Key Stage 1)) within the Adel community was recognised in the Adel Neighbourhood Design Statement (see Appendix 1 pages 10 and 44).

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

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

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

**178.** Other sites have been considered such as Bedquilts Recreation Ground and land to the rear of the Mulberry Estate but residents living close to these proposed sites have objected to these possibilities. Consideration has been given to the inclusion of a play area in the development of the East Moor Reformatory site but as with the Holt Lane site this is on the edge of the Adel Neighbour-

# CFG3: New Children's Play Area



hood area in close proximity to Adel Woods and so is not ideally positioned.

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

---

## Objectives

**180.** This policy relates to Objectives 13 and 14.

# CFGs4: Protection & Provision of Greenspace



## Policy

The following areas are designated as Local Green Space:

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

Site 2. Otley Road / Adel Shops;

Site 3. land opposite Adel Willows;

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

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

Site 6. Derwent Drive and Adel Green;

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

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

## Intent

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

## Justification

**182.** The NPPF (July 2021) enables neighbourhood plans to identify green areas of particular importance to local communities and rule out new development other than in very special circumstances.

**183.** The NPPF (July 2021) sets out the following requirements a green area or open space is required to meet in order to be considered suitable for Local Green Space designation:

- ▶ is in reasonably close proximity to the community it serves;
- ▶ is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance,

# CFGs4: Protection & Provision of Greenspace



recreational value (including as a playing field), tranquility or richness of its wildlife; and

- is local in character and is not an extensive tract of land.

**184.** Each Local Green Space designation contained within Policy CFGs4 has been identified by the local community as being demonstrably special and meeting the requirements of the criteria set out within the NPPF (July 2021). Full details of this assessment are contained in Appendix 2.

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

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

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

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

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

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

# CFG4: Protection & Provision of Greenspace



Quaker relatives in New York, Philadelphia and Washington.

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

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

*Site 6. Derwent Drive and Adel Green*

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

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

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

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

**191.** This land is on the junction of Long Causeway and Sir George Martin Drive and was part of the highway until the junction was created with the construction of Sir George Martin Drive. It is regularly used as a local meeting place and, as at the time of writing, a group of residents are hoping to gain support from the Council for installation of a bench and planters.

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## Green Space and Green Belt

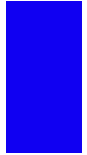
**192.** Land which is designated as Green Space (Figure 18) or Green Belt (Figure 19) is not included in the list of Local Green Space as it is already protected under existing policies.

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## Objectives

**193.** This policy relates to Objective 10.

## CFG4: Protection & Provision of Greenspace



*Deer and fox on land behind  
Park View*

# CFGs4: Protection & Provision of Greenspace

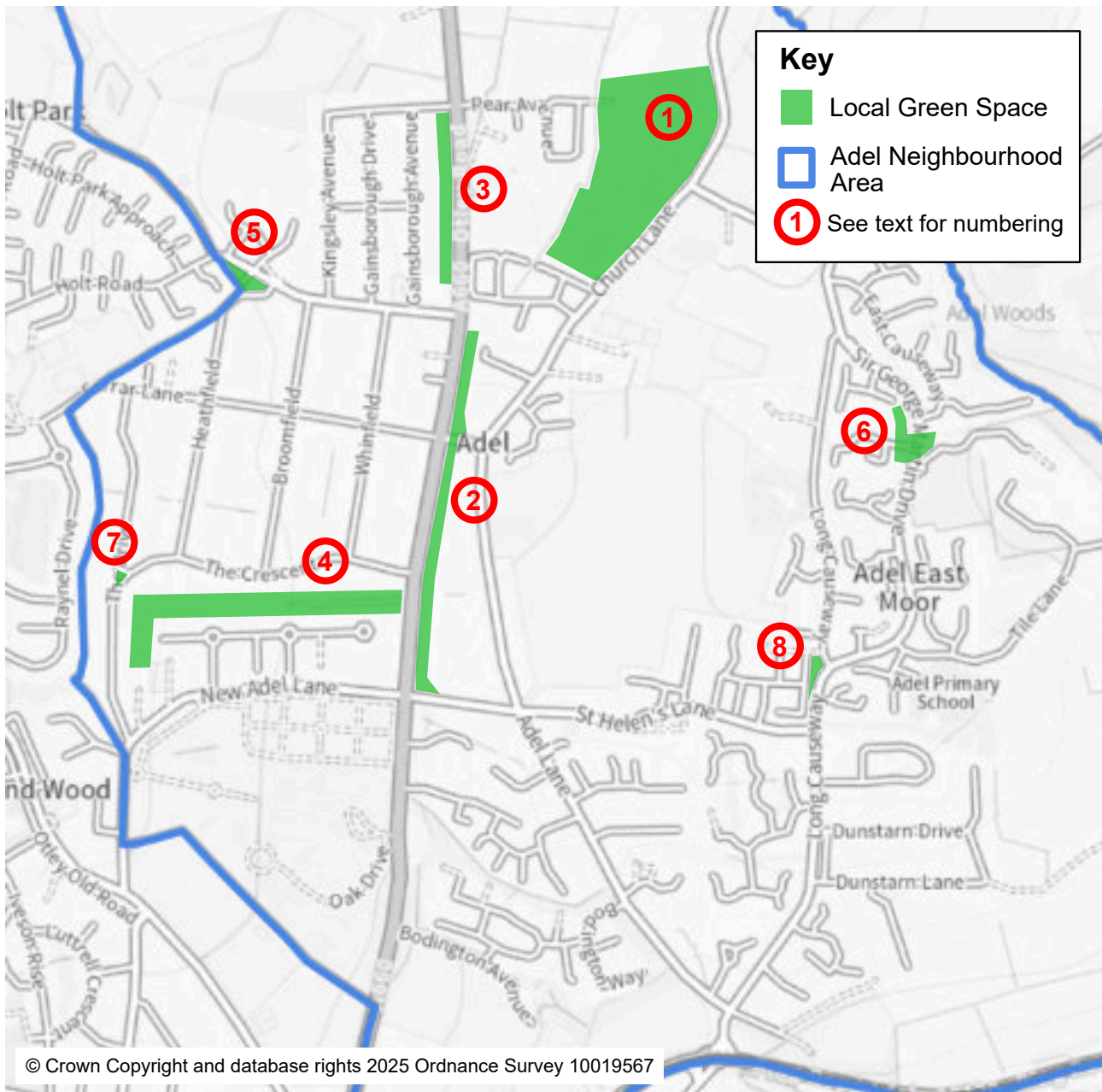
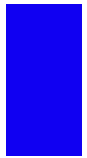


Figure 17: Location of Local Green Spaces within the Adel Neighbourhood Area

# CFG4: Protection & Provision of Greenspace

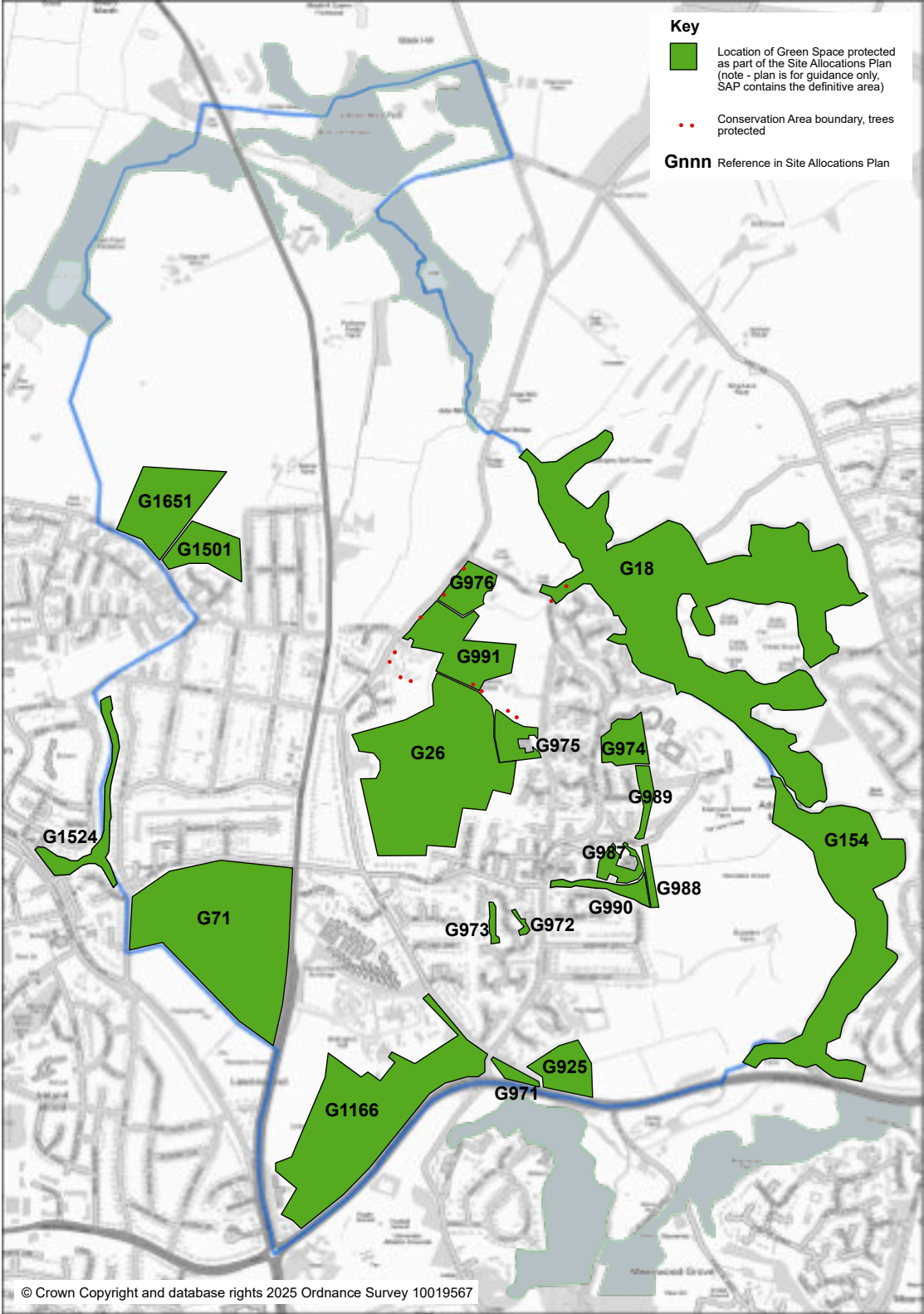


Figure 18: Location of Green Spaces within Leeds Site Allocation Plan

# CFGs4: Protection & Provision of Greenspace

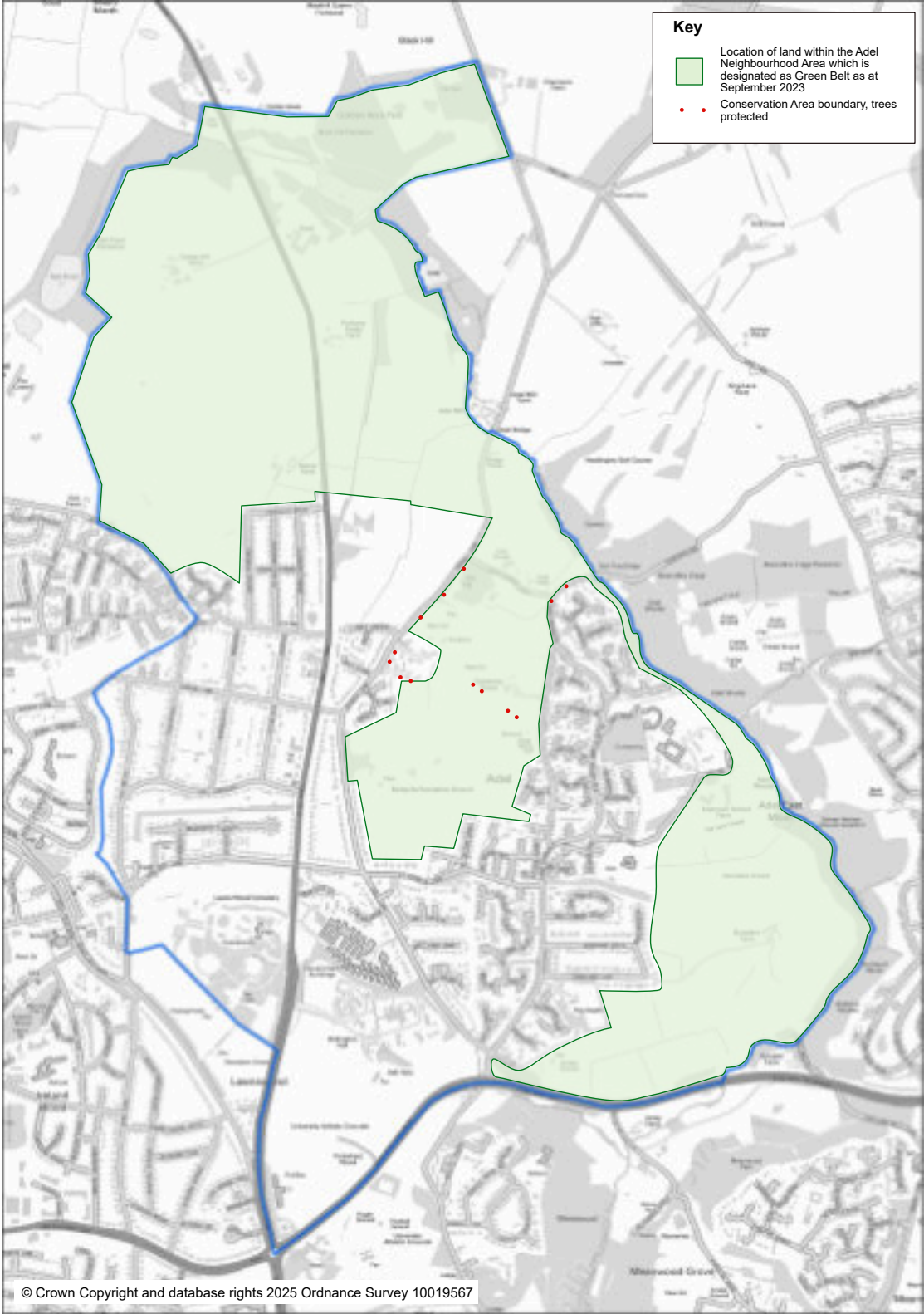


Figure 19: Location of Green Belt within Adel Neighbourhood Area

# CFG5: Local Green Infrastructure Network



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## Policy

Development proposals coming forward within or adjoining areas defined as the Adel Local Green Infrastructure Network, as shown on Figures 8, 9, 10, 17, 18 and 19 and including the Leeds Habitat Network, should seek to ensure that:

- ▶ the green infrastructure/corridor of the land is retained and improved;
- ▶ a landscaping scheme is provided which deals positively with the transition between development and any adjoining open land where appropriate;
- ▶ the opportunity is taken to increase appropriate species of woodland cover; and
- ▶ there is appropriate provision for, and retention of, biodiversity and wildlife.

---

## Intent

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

**195.** 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.

---

## Justification

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

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

**198.** Part of the strategic green infrastructure falls within the Neighbourhood Plan area as shown on Map 16 of the Core Strategy. Policy CFG5 adopts the approach taken

# CFG5: Adel Local Green Infrastructure Network



in Core Strategy Policy G1 but provides additional specific detail in relation to the local green infrastructure within the NP area. This is particularly important and relevant given the emerging strategic site allocations.

---

## Objectives

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

*Golden Acre looking towards  
Adel Dam*



# Retail and Business Policies



RB1: Adel Shopping Parades

79



RB2: New Business Centre

82

# RB1: Adel Shopping Parades



---

## Policy

Development proposals which protect or enhance the range of local shops, services and facilities and/or which strengthen the vitality and viability of Adel's shopping parades (Figure 20) will be supported.

**200.** Such proposals should meet the following criteria:

- ▶ avoid unacceptable noise, fumes, smells or other disturbance to neighbouring properties;
- ▶ provide satisfactory access arrangements, deliveries and off-street parking without significantly impacting on surrounding residential and non-residential uses; and
- ▶ respect the local character of the area. The quality of the amenities and facilities should strengthen our sense of community; as described in the Vision and Objectives section above.

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

---

## Intent

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

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## Justification

**202.** Adel is essentially a prime residential area and a much sought after location. However it is generally agreed that local shops and services provide great support to local residents, turning the area into a community, rather than a dormitory area. They offer convenient facilities which save residents from incurring considerable travel costs and time.

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

# RB1: Adel Shopping Parades



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

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

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

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

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## Objectives

**208.** This policy relates to Objectives 7 and 15.

# RB1: Adel Shopping Parades

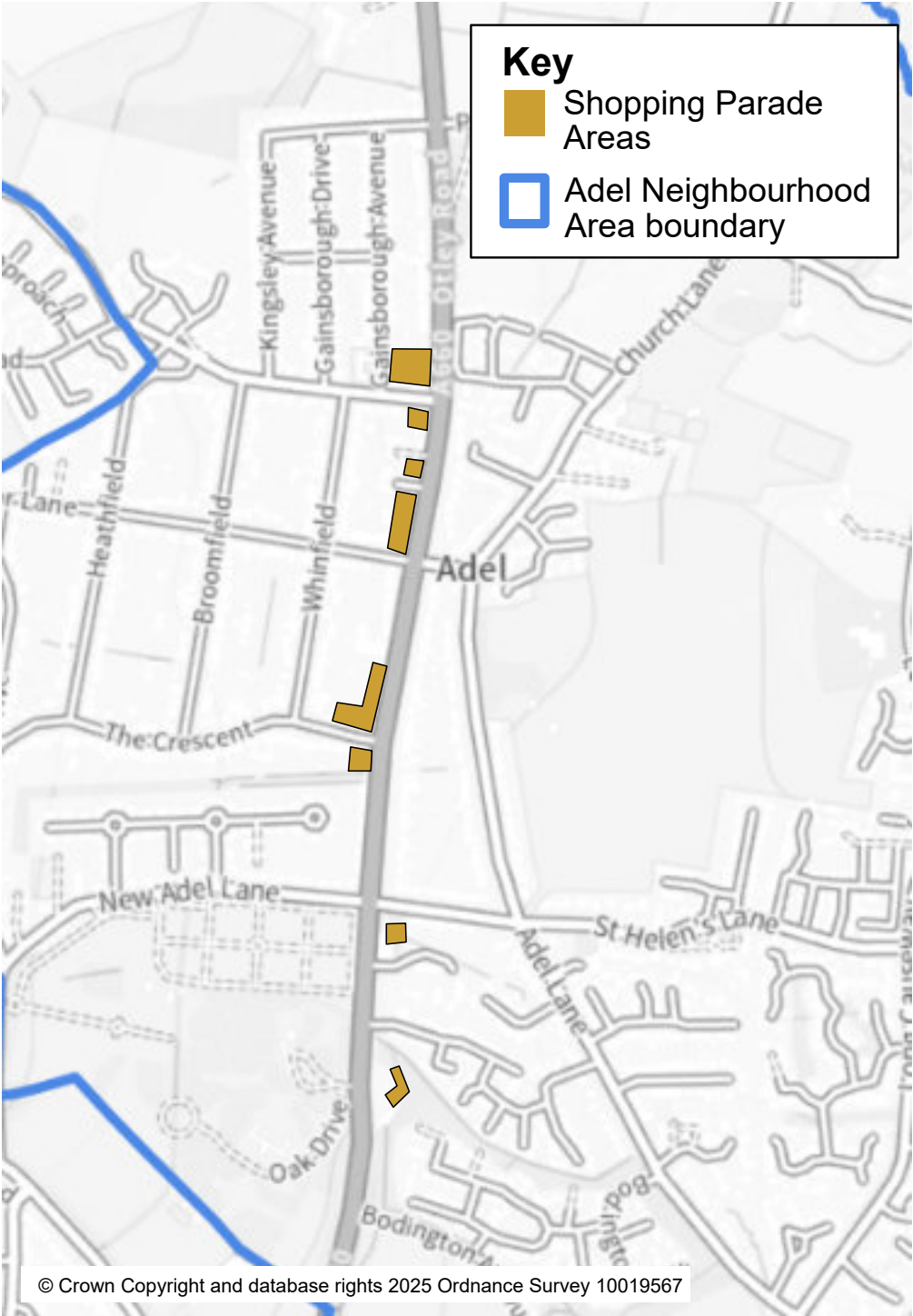


Figure 20 - Shopping Parade Areas

# RB2: New Business Centre



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## Policy

New proposals for a local business or enterprise centre delivering services to support Adel's community of small businesses are encouraged and will be supported.

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

---

## Intent

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

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

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

---

## Justification

**212.** The Forum's research utilising Leeds City Council, Business and IP Centre on its FAME database (February 2021) showed that in the LS16 postcode area there are 1761 'active' companies of which 91 have over 10 employees and 358 have between 2 - 9 employees.

**213.** The precise numbers of businesses operating in Adel will be different to this for a number of reasons. For example, a company may register in one location and operate in another (for instance, at their accountant's ad-



dress). However, this and other sources show that a significant number of small and micro businesses do operate in Adel and this number would be expected to increase if better support and networking services were available.

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

---

### Objectives

**215.** This policy relates to Objective 15.

# Traffic and Movement Policies



HT1: Retail Car Parking

85



HT2: Improved Cycling and Pedestrian  
Connections

88

# HT1: Retail Car Parking



---

## Policy

Development proposals which would result in the loss of existing off street parking provision serving the Adel Shopping Parades (Figure 20) should make provision for replacement or additional parking in a suitable nearby alternative location.

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

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

---

## Intent

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

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## Justification

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

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

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

**220.** In the southern part of Otley Road the Cooperative shop is a much valued and popular facility for residents and passing trade. However their car park (location 1 in Figure 21) is busy at peak times and lunchtime and the adjacent road (The Crescent) is narrow and inadequate for the resulting traffic. Motorists searching for a parking place have to undertake dangerous manoeuvres affecting other vehicles as well as pedestrians, many of whom are elderly

# HT1: Retail Car Parking



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

**221.** Off street parking outside the parade shown in location 2 in Figure 21 still tends to be fully used as well.

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## Objectives

**222.** This policy relates to Objectives 7 and 15.

# HT1: Retail Car Parking

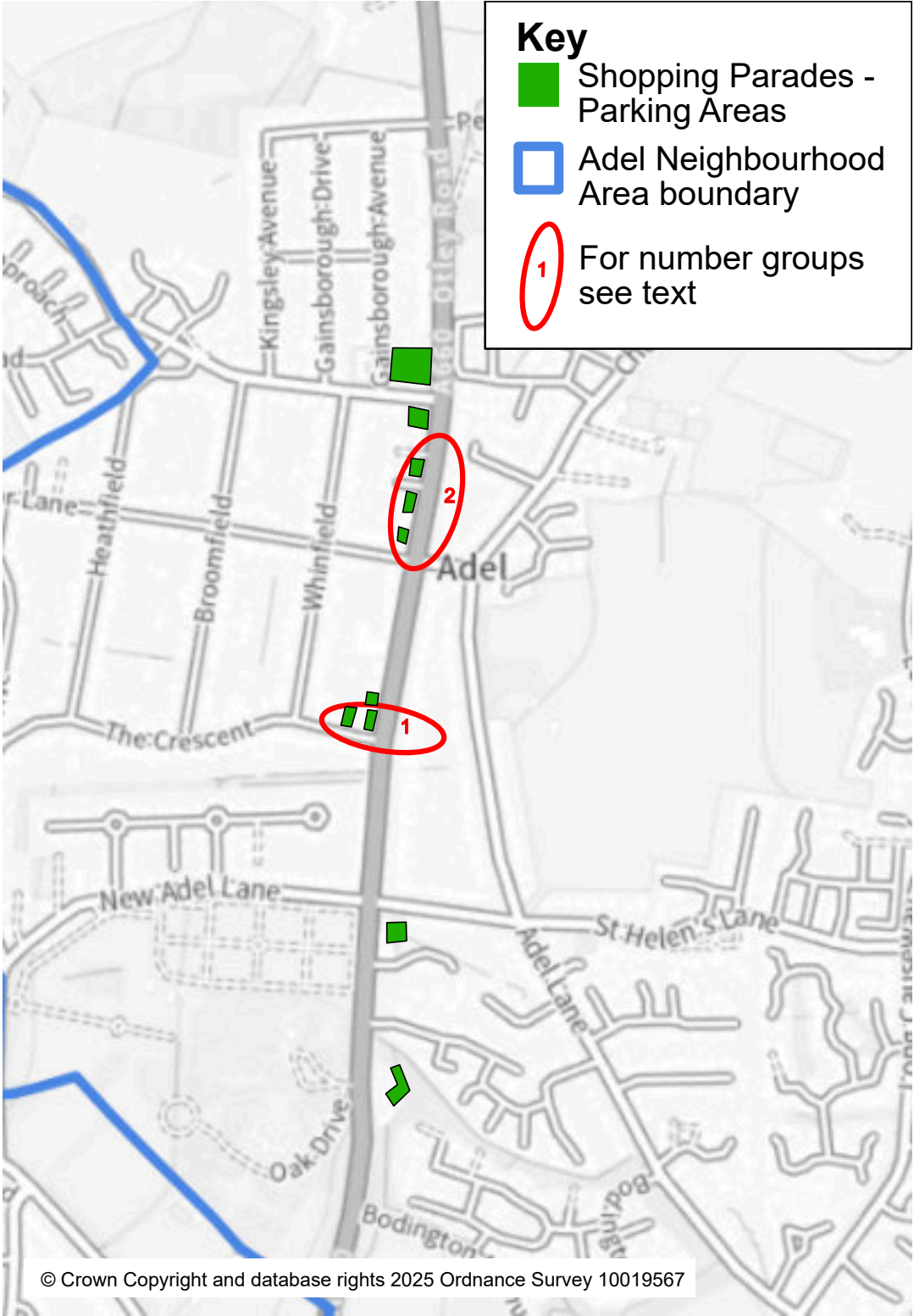


Figure 21 - Shopping Parades - Parking Areas

# HT2: Improved Cycling and Pedestrian Connections



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## Policy

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

The following will be supported:

- ▶ Improvements to cycling and pedestrian infrastructure through, within and outwards from Adel (including the aspirational proposals in Figure 22);
- ▶ Safety measures, such as additional pedestrian crossings, to encourage children to walk and cycle to school; and
- ▶ measures to encourage people of all ages to walk and cycle within Adel rather than travel by car.

---

## Intent

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

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

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

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## Justification

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

**227.** It is recognised that cycling for Adel residents encompasses wider journeys outside the Neighbourhood Plan area and that cycling provision for Adel is inextricably linked with the cycling provision in adjoining areas. Leeds Outer Ring Road presents a major obstacle to cyclists traveling south from Adel. We therefore consider it appropriate to comment even though the Ring Road is outside

# HT2: Improved Cycling and Pedestrian Connections



the Neighbourhood Plan area. Crossing the Ring Road at Lawnswood roundabout is a major hazard for both cyclists and pedestrians and this junction must be revised as a matter of priority to provide safe crossing by bicycle and on foot.

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

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

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

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

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

**233.** In addition to the existing and already planned provisions for crossing Otley Road, additional pedestrian and cycle crossing provision (whether in the form of pedestrian crossings, centre islands or otherwise) is required on Adel Lane, Long Causeway and Sir George Martin Drive (see Figure 22).

**234.** Any schemes by the two existing primary schools in Adel to reduce children being taken to school by car, thereby enhancing the safety of those who walk or cycle, will be supported.

## HT2: Improved Cycling and Pedestrian Connections



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

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

**237.** Adel does benefit from a highly valued network of footpaths and bridleways (Figure 22), which are used both for travel purposes and for leisure. These contribute significantly to the quality of the local environment, offering residents and visitors alike the opportunity to move through the Neighbourhood Plan area using more sustainable modes of transport.

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

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

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

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

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

# HT2: Improved Cycling and Pedestrian Connections



and cycling routes to the following community assets will be particularly welcomed:

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

(See Figure 22.)

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## Objectives

**243.** This policy relates to Objectives 5, 6 and 11.

# HT2: Improved Cycling and Pedestrian Connections

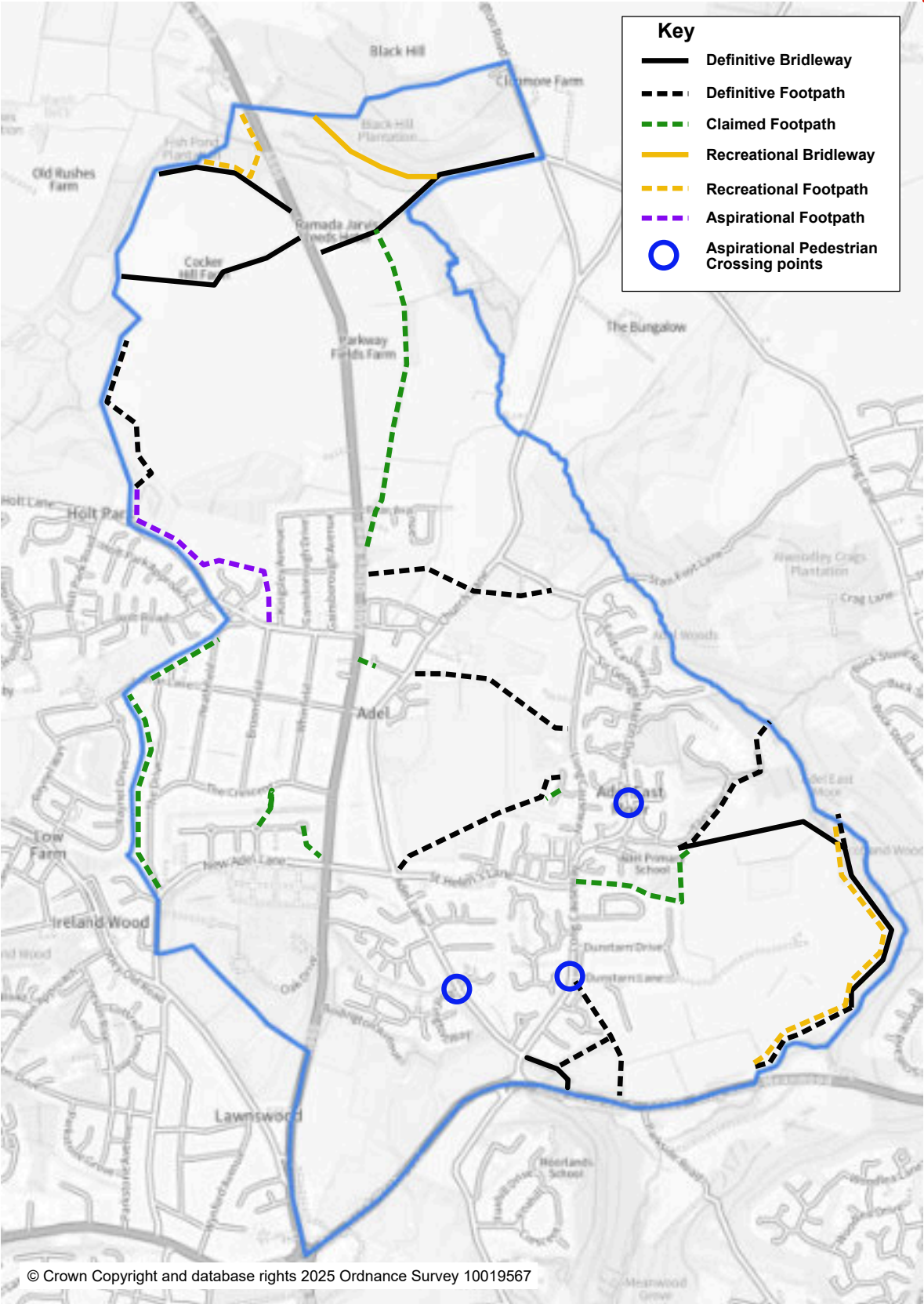


Figure 22 – Existing and Aspirational Improvements to Pedestrian and Bridleway connections

# Implementation



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## Introduction

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

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

---

## Monitoring

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

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

---

## Commenting on Planning Applications

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

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

# Implementation



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

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

---

## Communication

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

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

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

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

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## Promoting Schemes

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

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

# Implementation



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## Business Support and Information

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

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

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

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

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## Partnership Working

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

# Implementation



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

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

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

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

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

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

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

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

# Implementation



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

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

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

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

---

## Funding

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

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

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

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## Community Infrastructure Levy

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

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

# Implementation



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

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## Priority Projects

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

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

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

# Implementation



trees at the junction;

- introduction of secure bicycle parking at key locations, including at the shops, Bedquilts changing rooms, and in other local parks; and
- public transport improvements, including as between east of Adel to Holt Park, and Horsforth and Leeds/Bradford Airport.

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

# Source of Figures

Figure 1 - Leeds City Council

Figure 2 - Leeds City Council

Figure 3 – Adel St John’s Conservation Area Appraisal and Management Plan (p3)

Figure 4 – Adel Neighbourhood Forum Steering Group

Figure 5 – Adel Neighbourhood Forum Steering Group

Figure 6 – Adel Neighbourhood Landscape Character Assessment (pp 17 and 23)

Figure 7 – Adel Neighbourhood Landscape Character Assessment (p24)

Figure 8 - Adel Neighbourhood Forum Steering Group

Figure 9 – Adel Neighbourhood Landscape Character Assessment (p22 - amended)

Figure 10 – Adel Neighbourhood Landscape Character Assessment (p22 – amended)

Figure 11 – Adel Neighbourhood Forum Steering Group

Figure 12 – Adel Neighbourhood Design Statement (2006) (p14)

Figure 13 – Adel St John’s Conservation Area Appraisal and Management Plan (p8)

Figure 14 – Adel Neighbourhood Forum Steering Group

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