

# **Little Woodhouse Neighbourhood Plan (2025-2033)**

## **Basic Conditions Statement**

### 1. Introduction

- 1.1. This Basic Conditions Statement accompanies the Little Woodhouse Neighbourhood Plan (NP) which is submitted by Little Woodhouse Neighbourhood Forum (NF) to the Local Planning Authority (LPA), Leeds City Council (LCC). This Statement is in fulfilment of the requirement of Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended).
- 1.2. The Basic Condition Statement, as well as the rest of the submission documents, has been considered and approved by the NF at its meeting on 18 November 2025.
- 1.3. Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 (as amended) states that a Neighbourhood Plan will be considered to have met the basic conditions if:
  - Having regard to national policy and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan;
  - The making of the neighbourhood development plan contributes to the achievement of sustainable development;
  - The making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area); and
  - The making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.
- 1.4. In addition, Regulation 32 of the Neighbourhood Planning (General) Regulations 2012 (as amended) prescribes an additional basic condition:
  - The making of the neighbourhood plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.
- 1.5. This Basic Conditions Statement addresses each of the Basic Conditions required by the Regulations and explains how the submission draft Little Woodhouse Neighbourhood Plan meets the requirements of Paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990.

### Legal Obligations

- 1.6. Little Woodhouse Neighbourhood Forum is a Qualifying Body (QB) and is entitled to submit a neighbourhood plan for the Little Woodhouse Neighbourhood Area (NA).
- 1.7. The Little Woodhouse NP is a neighbourhood development plan as defined by the Localism Act 2011. The plan contains planning policies which specifically relate to the development of use and land. The NP has been prepared in accordance with the statutory requirements and processes as set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011), the Neighbourhood Planning (General) Regulations (2012) (as amended) and in line with advice set out in Planning Practice Guidance.<sup>1</sup>
- 1.8. The plan period of the NP is from 2025 to 2033 as stated on the submission draft NP.

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

- 1.9. The NP does not contain policies that relate to 'excluded development' as referenced in Section 61K of the Town and Country Planning Act 1990, such as nationally significant infrastructure, minerals extraction or waste development.
- 1.10. There are no other neighbourhood development plans in place relating to the Little Woodhouse Neighbourhood Area.
- 1.11. It is not considered that there is benefit in extending the area for the referendum beyond the Neighbourhood Area.

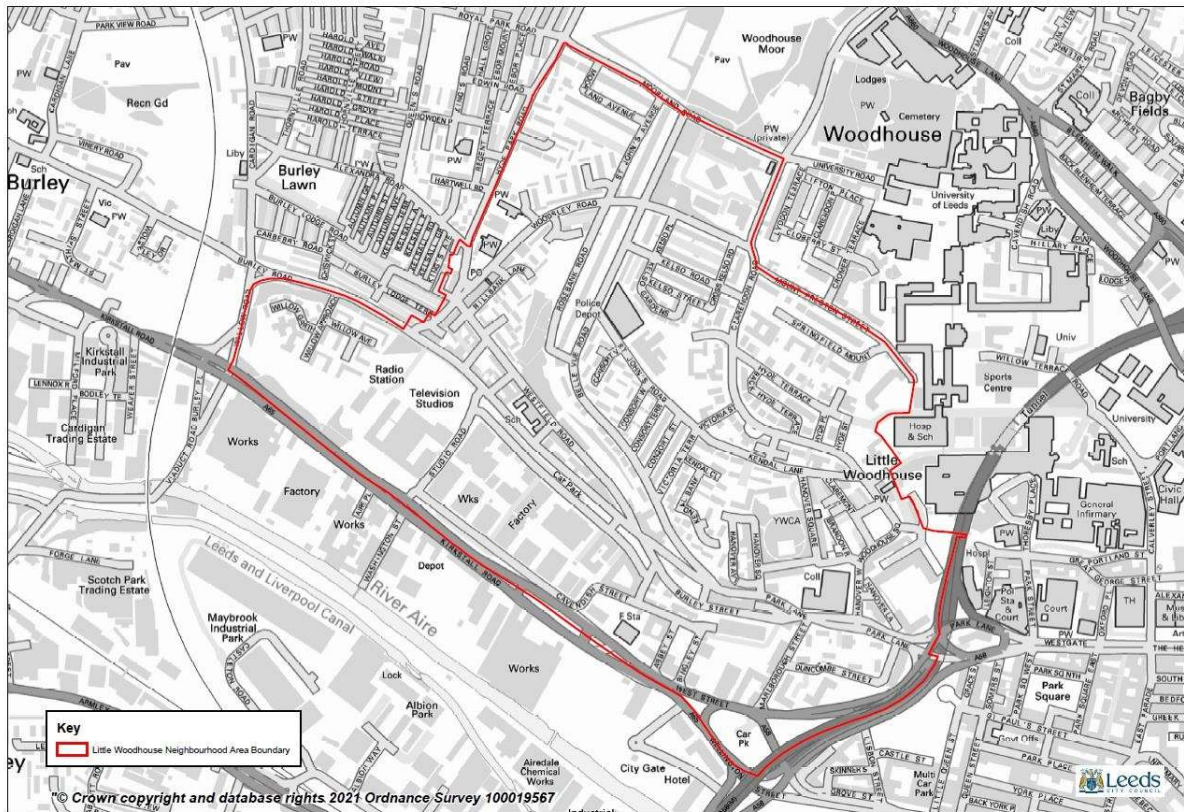
## 2. The Neighbourhood Area

- 2.1. The Little Woodhouse NA is within the Little London and Woodhouse inner-city ward of Leeds. It is bounded by Hyde Park Road and the Hyde Park NA to the West, Woodhouse Moor to the North, Leeds General Infirmary and the City Centre to the East, and Kirkstall Road to the South. The Little Woodhouse NF was designated in 2015 and re-designated in 2021.
- 2.2. It was considered that producing a neighbourhood plan was a real opportunity to reinforce the identity of Little Woodhouse by influencing the development that will take place up until 2033. Little Woodhouse has a large student population and has undergone a great deal of development of PBSA and other student accommodation. It was important to the community to ensure that new development was a positive force, helping to bring about some of the desired improvements expressed by the community of Little Woodhouse, whilst providing a mix of housing that meets the needs of the local community. Importantly, the Neighbourhood Plan could seek to ensure that all new development within Little Woodhouse is accommodated in the most sustainable and sensitive manner, to ensure that the distinct and special character of Little Woodhouse is retained and protected.
- 2.3. An application was made to designate the Neighbourhood Area for Little Woodhouse, and this boundary was agreed by Leeds City Council on 16/02/2016, in line with the 2012 Regulations<sup>2</sup>, following considerable discussion with the Little Woodhouse Neighbourhood Plan Steering Group, Little London and Woodhouse ward members, and the wider community.
- 2.4. Little Woodhouse Neighbourhood Forum made a formal application to Leeds City Council to be the designated body to produce the neighbourhood plan, and this Neighbourhood Forum designation was confirmed by Leeds City Council on 17/02/2016. A copy of the letter confirming the designation of the Neighbourhood Forum is included as **APPENDIX** to this document.
- 2.5. The designation expired after five years so in 2021 the Forum applied to be redesignated, and the re-designation (for a further five-year period) was confirmed on 31/08/2021.
- 2.6. The neighbourhood plan policies apply only within the designated Little Woodhouse NA, and not any other neighbourhood area.
- 2.7. The NA boundary is shown in Figure 1 below.

Figure 1 – Little Woodhouse NA

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<sup>2</sup> Designation of the Little Woodhouse Neighbourhood Area, Leeds City Council, 2013. Available from: <https://democracy.leeds.gov.uk/ieDecisionDetails.aspx?ID=42114>



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

- 3.1. The NP must have appropriate regard to national policy and guidance issued by the Secretary of State (notably Planning Practice Guidance). The following section describes how the submission draft Little Woodhouse NP has regard to the National Planning Policy Framework (NPPF) (2024).
- 3.2. The NP acknowledges that having regard to the NPPF and guidance issued by the Secretary of State is not the same as “compliance” nor is it the same as part of the test of soundness provided for in respect of Local Plan examinations which requires plans to be “consistent with national policy”. Planning Practice Guidance also clarifies that having regard to national policy means that “a neighbourhood plan must not constrain the delivery of important national policy objectives”.<sup>3</sup>
- 3.3. Paragraph 13 of the NPPF is clear that neighbourhood plans should support the delivery of strategic policies contained in local plans and spatial development strategies. NPs should plan positively to support local development, shaping and directing development in their area that is outside these strategic policies. Paragraph 30 of the NPPF also states that neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.<sup>4</sup>
- 3.4. The NP has been prepared in conformity with the policies set out in the NPPF, alongside Planning Practice Guidance (published in 2014 and as amended most recently in 2024).
- 3.5. Table 1 below sets out a summary of how each draft NP policy has had regard to the relevant paragraphs of the NPPF. This is not an exhaustive exercise and the most relevant aspects of NPPF are considered here.

<sup>3</sup> Planning Practice Guidance, Paragraph 069, Reference ID: 41-069-20140306.

<sup>4</sup> [National Planning Policy Framework - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/national-planning-policy-framework), paragraph 30

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

Little Woodhouse NP Policy	National Planning Policy Framework	Commentary
Policy H1: Aiming for a balanced community	Paragraphs 8, 61, 63	By encouraging a mix of housing in the NA, this policy addresses the social objective in paragraph 8 of the NPPF, in addition to paragraph 61 which explicitly requires an appropriate mix of housing, and paragraph 63 which requires that the needs of specific groups are considered.
Policy H2: Housing Mix	Paragraphs 8, 61, 63	By encouraging a mix of housing in the NA, this policy addresses the social objective in paragraph 8 of the NPPF, in addition to paragraph 61 which explicitly requires an appropriate mix of housing, and paragraph 63 which requires that the needs of specific groups are considered.
Policy H3: Purpose-Built Student Accommodation	Paragraphs 77, 96, 98, 109, 110, 111, 131, 132	Policy H3 addresses the requirement in paragraph 96 to aim to achieve healthy, inclusive, and safe communities. It does this through requirements for PBSA to ensure a high-quality environment for residents, which is well-connected to encourage sustainable travel, and considers health and wellbeing impacts on future residents and the wider community, and existing character.
Policy H4: Conversions to student accommodation	Paragraphs 63, 96, 98	Policy H4 addresses the requirement in paragraph 96 to aim to achieve healthy, inclusive, and safe communities. It sets out requirements for conversions to student accommodation, to ensure amenity and wellbeing is considered for future residents and for neighbouring residents for the lifetime of the building, and practical considerations such as accessibility and management.
Policy H5: Houses in Multiple Occupation	Paragraph 63	By managing the growth and concentration of HMO accommodation within the NA, this policy reflects paragraph 63 which requires that the housing needs of various groups is addressed.
Policy H6: Affordable Housing	Paragraphs 20, 35, 63, 64	This policy seeks to ensure that affordable housing is provided in the NA through any new residential development by requiring on-site provision or offsite provision within the NA. It therefore addresses the requirement in paragraph 35 to set out expected contributions, and paragraph 63 to address the housing needs of various groups.
Policy HC1: Little Woodhouse Heritage Area	Paragraphs 8, 20, 202-203	By requiring new development to respect the historic character of the area by demonstrating how the development will preserve or enhance positive characteristics within the Little Woodhouse Heritage Area, this policy encourages the conservation of the historic environment in the NA as required by paragraph 202.

Policy HC2: Non-Designated Heritage Assets	Paragraphs 29, 202-203	This policy requires that new development demonstrates an understanding of any NDHA outside the Little Woodhouse Heritage Area. It therefore provides area-specific detail required by paragraph 29.
Policy HC3: Design of Development	Paragraphs 130, 131-132, 134-136, 138	The policy refers to the Design Code documents which accompany the NP, setting out requirements for new development including re-use of buildings, provision of habitats, biodiversity, and detailed design, consistent with the recommendations for design coding in chapter 12.
Policy HC4: Placemaking Opportunities	Paragraphs 130, 131-132, 134-136, 138	This policy requires new development to take opportunities to improve placemaking in specific areas of the NA and sets out what the opportunities are, consistent with the emphasis on well-designed and beautiful places in chapter 12
Policy HC5: Leeds City College – Park Lane Campus	Paragraphs 130, 131-132, 134-136, 138	This policy requires development to comply with the Park Lane Campus Design Code which accompanies the NP, consistent with the emphasis on well-designed and beautiful places in chapter 12.
Policy G1: Green Infrastructure Opportunities	Paragraphs 20, 187, 188, 192, 199	By requiring development within or alongside green infrastructure to include appropriate planting and landscaping as well the retention or replacement of trees This policy will improve air quality in accordance with paragraph 199, and addresses the habitats and biodiversity requirements of paragraph 192
Policy G2: Local Green Spaces	Paragraphs 106-108, Chapter 13	This policy designates 10 Local Green Spaces to be protected in line with National Green Belt policy as set out in paragraphs 106-108 and Chapter 13
Policy G3: Improving Existing Green Spaces	Paragraphs 161,162, 187, 192, 199	This policy seeks to ensure that improvements to existing green spaces promote biodiversity, mitigation, and active uses. This addresses the need in paragraphs 161-162 to support a low-carbon future and adaptation and mitigation to climate change, and the requirement in paragraph 187 for policies to contribute to and enhance the natural environment.
Policy C1: Community Facilities	Paragraphs 20, 97	This policy addresses the requirements of paragraph 97 by identifying 5 Community Facilities which are to be protected from loss unless there is satisfactory alternative provision, and requires major developments to aim to contribute to community space within the NA.
Policy E1: Employment opportunities	Paragraph 20, 111	This policy supports new economic development, making provision for employment in line with paragraph 20 a), and requires among other things that it enhances connectivity in the area in line with paragraph 111 and improves sustainability.
Policy E2: Small scale employment	Paragraph 20, 111	This policy meets the requirement in paragraph 111 to support an appropriate mix of uses. It encourages provision of small-scale employment within designated mixed-use



		areas and supports such development elsewhere subject to amenity considerations.
Policy E3: Local shopping facilities	Paragraph 90	This policy protects existing shopping facilities within the NA both within the Woodsley Road Local centre in line with paragraph 90, plus additional existing shopping provision.
Policy M1: Safe movement	Paragraphs 109-111, 116 192	This policy aims to encourage active travel by improvements to the attractiveness, safety and accessibility of walking and cycling routes, aligning in particular with paragraph 109 e) and 111 d)

## 4. Contribution to the Achievement of Sustainable Development

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

4.2. These objectives are:

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

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

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

*Little Woodhouse will be a strong and resilient mixed and balanced community of existing and future long-term residents, families, students and young professionals, with good connections to the nearby city centre, the universities, the LGL hospital and major transport*

<sup>5</sup> Planning Practice Guidance, Paragraph 072, Reference ID: 41-072-20190509.

*links. There will be strong community links across different groups and organisations involved in the area. The Little Woodhouse area will retain and respect its rich heritage of buildings, streets and green spaces and will provide an attractive environment to residents and visitors, resilient to climate change. There will be clean and tidy streets with improvements in the environment, including litter collection, parking arrangements and safe bus, cycling and pedestrian routes. The area will offer sustainable places to live to different sized households and different age groups with opportunities to work, study, shop, and to enjoy leisure and healthy exercise close by. There will be good access to health and education services for all age groups. It will be a tranquil area with a low crime rate for an inner-city area.*

The vision is clearly linked to aspirations for Little Woodhouse to be more sustainable in the future, which is supported by the NP objectives:

- *housing and community—to meet the housing aspirations of all our residents, offering a balanced mix of housing stock, catering for all types of households, including younger and older people, families with children, students and cooperative housing ventures;*
- *heritage and character—to value, protect and restore our heritage architecture, streets and historic landscape of trees and green spaces, and build appreciation of this local community area;*
- *green infrastructure—to improve the extent of planting and tree cover in green corridors and spaces with associated benefits for biodiversity, health and well-being, and climate change; to ensure green spaces and trees are protected and cared for; and to seek opportunities to extend and develop their uses for health and leisure, including play areas and sports;*
- *community facilities and employment—to support and promote local facilities and retail, and increase local employment opportunities, including cultural, educational, health, hospitality, voluntary and private organisations;*
- *movement—to improve links to the city centre across the whole area, particularly more local bus services, safe cycling and pedestrian routes; to improve the street environment to make it cleaner and more attractive to use;*
- *health and well-being—to support ways to address air pollution, noise nuisance, waste and crime prevention and seek opportunities to improve access to health and care facilities to promote a safer and healthier environment for the wellbeing of all residents and visitors;*
- *sustainability—to make Little Woodhouse a welcoming place where people feel comfortable living for the long term and contributing to a lasting sense of pride and community;*
- *climate change—to minimise the loss of embodied carbon by encouraging retrofit over new development, recognising the inherent adaptability of older properties, minimise carbon emissions from buildings, and encourage active travel within a complete, compact and connected neighbourhood.*

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

4.5. The economic sustainability of the plan is supported in a number of the objectives, such as protecting existing and encouraging the provision of more community facilities within the area, including retail, to reduce the need for residents to travel outside the area, and to safeguard and promote Little Woodhouse's economic and employment base. This should ensure the sustainable growth of the area, making it more attractive to residents and investors alike.

4.6. The social objective of the NPPF has been well considered in the emerging plan. Objectives such as providing safe walkways for pedestrians, extending green footpaths and cycleways, providing new green space, preserving and enhancing the heritage and character of the area, encouraging affordable new housing, of a variety of different types, ensuring a high standard for new PBSA, and increasing the provision of more community facilities, will support the current and future needs of the Little Woodhouse community and foster improved health and wellbeing.

4.7. Ensuring the environmental objective is met has been addressed in a number of ways through the neighbourhood plan objectives. Aspirations such as reducing dependency on cars by improving active travel opportunities and increasing local provision of facilities and services, protecting and enhancing existing green space and seeking opportunities for new green space and/or networks, should help ensure that new development within the area contributes to the environmental objective and mitigates against/secures resilience to the impacts of climate change.

4.8. A Sustainability Appraisal of the NP has not been undertaken as this is not a requirement for a neighbourhood plan. However, the draft NP has taken account of the need to contribute to the achievement of sustainable development. Table 2 provides an assessment of how the NP has regard to the policies within the NPPF, which when taken together, provide an assessment of how the NP contributes to the achievement of sustainable development as it is defined within the NPPF.

4.9. The Basic Condition requires the consideration of whether the making of the neighbourhood plan contributes to the achievement of sustainable development. There is no requirement as to the nature or extent of that contribution, nor a need to assess whether a neighbourhood plan makes a specific contribution. The requirement is that there should be a contribution.

4.10. The planning policies of the NP have been considered against the three dimensions of sustainability stated above to provide a summary of the likely impact on the dimensions of sustainability, and potential contribution to the achievement of sustainable development (see Table 2 below).

4.11.

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

Little Woodhouse NP Policy	Economic Sustainability	Social Sustainability	Environmental Sustainability
Policy H1: Aiming for a balanced community	This policy will help to promote a diverse community which can support businesses and community facilities within the NA. There may be short term negative impact on PBSA providers, however in the long term an economically sustainable community will be more appealing to newcomers.	This policy will help to support increased affordable housing available for families in particular, addressing issues faced by schools in the area whose students need to travel long distances to attend	This policy will help to reduce the need to travel for students at schools in the NA
Policy H2: Housing Mix	This policy will help to promote a diverse community which can support businesses and community facilities within the NA. An economically sustainable community will be more appealing to newcomers.	This policy will help to support increased affordable housing available for families in particular, addressing issues faced by schools in the area whose students need to travel long distances to attend	This policy will help to reduce the need to travel for students at schools in the NA. By providing for a mix of needs, it also allows for more conversions to take place in future,



			encouraging the re-use of buildings.
Policy H3: Purpose-Built Student Accommodation	This policy seeks to improve the PBSA offer within the NA, which will be more successful due to being higher quality. In turn, a positive experience in student accommodation may encourage graduates to stay in the area.	This policy supports both a healthy environment for students living in PBSA in the NA and encourages good residential amenity for surrounding residents.	This policy seeks to support access to sustainable modes of travel for students living in PBSA in the NA, which will also have a positive impact on the travel choices of others in the NA
Policy H4: Conversions to student accommodation	This policy will help to support flexibility in buildings which will reduce vacancies	This policy aims to secure a healthy environment and residential amenity both for student residents and neighbouring residents	This policy will help to reduce carbon emission by enabling the re-use of buildings in future
Policy H5: Houses in Multiple Occupation	The policy will increase the availability of affordable homes suitable for families and young professionals	This policy aims to manage the proliferation of HMO which will encourage a more stable population within the NA	The policy may improve the local environment by reducing the amenity impacts of HMO
Policy H6: Affordable Housing	The policy aims to directly retain the benefit of affordable housing within the NA which is a need particularly among families	The policy will help to support community facilities, and schools in particular, within the area.	The policy will reduce the need to travel for students at schools within the area
Policy HC1: Little Woodhouse Heritage Area	This policy requires development to respect and enhance heritage assets in the NA, which has overall economic benefits in terms of supporting the visitor economy and economic vitality	The retention of heritage assets has a positive impact on wellbeing and a sense of identity within an area	The retention of heritage assets helps reuse buildings through retrofitting and retains energy efficient buildings, encouraging a circular economy
Policy HC2: Non-Designated Heritage Assets	This policy requires development to respect and enhance heritage assets in the NA, which has overall economic benefits in terms of supporting the visitor economy and economic vitality	The retention of heritage assets has a positive impact on wellbeing and a sense of identity within an area	The retention of heritage assets helps reuse buildings through retrofitting and retains energy efficient buildings, encouraging a circular economy

Policy HC3: Design of Development	The policy encourages high quality design which has an overall positive impact on the economy by encouraging economic vitality and visitors to the area. It will also ensure long-term use of buildings	Good design has a positive impact on wellbeing and residential amenity by encouraging safe, attractive, and healthy environments	The policy ensures support for biodiversity through design, as well as active travel, energy efficiency, and re-use of buildings
Policy HC4: Placemaking Opportunities	The policy includes improvements to Woodsley Road which will encourage more vitality in this retail centre	Placemaking has a positive impact on wellbeing and residential amenity by encouraging safe, attractive, and healthy environments	The policy has a focus on movement corridors and pedestrian accessibility which will reduce carbon emissions from travel within the NA
Policy HC5: Leeds City College – Park Lane Campus	This policy sets out design requirements for flexible uses on the site which should help ensure a high quality of development which will encourage economic vitality	This policy helps to respect the character of the surrounding area as well as encouraging active frontages which will reduce crime and the fear of crime	The requirements of the Design Code include provisions for active travel which would reduce carbon emissions in the NA
Policy G1: Green Infrastructure Opportunities	This policy protects identified green infrastructure opportunities which may have indirect positive impact on the local economy	Green infrastructure has proven benefits to health and wellbeing through improvements to air quality and active travel, among other things	Green Infrastructure improvements will support biodiversity and retain tree cover within the NA
Policy G2: Local Green Spaces	This policy will help to ensure that new development in Little Woodhouse enhances and maintains Local Green Spaces which contribute to its overall economy in terms of potential visitors using them.	This policy will help to ensure that residents and visitors in Little Woodhouse maintain access to green spaces which have a positive impact on health and wellbeing	This policy will help to ensure that Local Green Spaces in Little Woodhouse are maintained, preserved, and continue to act as amenity spaces as well as sanctuaries for wildlife and encouraging more active travel.
Policy G3: Improving Existing Green Spaces	This policy will help to ensure that new development in Little Woodhouse improves Local Green Spaces	This policy will help to ensure that residents and visitors in Little Woodhouse can enjoy improved green spaces	This policy will help to ensure that Local Green Spaces in Little Woodhouse are

	which contribute to its overall economy in terms of potential visitors using them.	which have a positive impact on health and wellbeing. It specifically includes provision for children's play.	improved and continue to act as amenity spaces as well as sanctuaries for wildlife and encouraging more active travel.
Policy C1: Community Facilities	This policy encourages provision of community facilities which is not considered likely to have an economic impact	Community Facilities help encourage social interaction community cohesion and community action	This policy is not considered likely to have an impact on environmental sustainability
Policy E1: Employment opportunities	This policy supports new employment uses and supporting development within defined Commercial and Light Industrial, PBSA and Commercial Fringe character areas, which will encourage investment in the area	Quality and choice of employment locally is shown to have a positive impact on wellbeing	The policy would reduce carbon emissions from travel in the NA, by reducing the need to travel for work
Policy E2: Small scale employment	The policy supports small scale employment in the NA which will improve the diversity of the employment offer.	An increase in people working locally will have a positive impact on the wellbeing of the individual as well as helping to reduce crime by encouraging incidental social interaction and 'eyes on the street'.	Facilities for home working and small-scale local working will reduce the need to travel therefore reducing carbon emissions
Policy E3: Local shopping facilities	Local shopping facilities help to support economic vitality	The policy helps to retain access to essential goods and services especially important for those on low incomes	This policy would reduce the need to travel for residents of the NA, thus reducing carbon emissions
Policy M1: Safe movement	The policy encourages walking and cycling within the NA which is known to increase spending around retail centres.	Improved walking and cycling provision provide the opportunity for increased health and wellbeing benefits for the residents of Little Woodhouse through improving options and choices for exercise. The policy makes specific mention of the	By providing increased options for sustainable transport and active travel, reliance on the private car, and associated carbon emissions, should be reduced.

		need for safe active travel within the NA	
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4.12. Overall, it is considered the neighbourhood plan contributes positively, when read as a whole, to the three objectives of sustainability identified in the NPPF.

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

## 5. General Conformity with the Strategic Policies of the Development Plan

5.1. The Little Woodhouse NP must be in general conformity with the strategic planning policies contained within the Development Plan for Leeds. As of November 2025, the development plan for Leeds consists of the following documents:

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

5.2. For the purposes of the NP, the strategic policies of the development plan are considered to be those policies contained within the Core Strategy and the Saved Policies of the Unitary Development Plan Review. The Site Allocations Plan contains identified sites and allocations for housing, employment, and mixed-use development, as well as designating areas of green space. The allocations within the plan are nonstrategic.

5.3. The Leeds Natural Resources and Waste Local Plan (NRWLP) for the most part contains policies on excluded development for neighbourhood planning purposes.

5.4. The Aire Valley Leeds Area Action Plan covers the lower Aire Valley which is outside of the Little Woodhouse Neighbourhood Area.

5.5. LCC is currently conducting work on an emerging Local Plan. Regulation 19 pre-submission consultation on part of the plan took place in Autumn 2023. The Plan has not been adopted at time of writing this report. In addition, scoping took place on the remainder of Leeds Local Plan in Spring 2023, and Issues and Options Consultation took place in Summer 2025. At this present time, it is not considered that the emerging Local Plan will have a significant impact on the policies within the NP. The fact that the Local Plan is in progression does not prevent a neighbourhood plan being brought forward beforehand. Additionally, the Basic Conditions require that the neighbourhood plan be in general conformity with the strategic policies of the development plan, and the emerging Local Plan does not currently form part of the development plan and therefore this Basic Condition does not apply in this respect.

5.6. The Basic Condition requires that the NP be in general conformity with the strategic policies of the development plan. It is accepted that general conformity means that there is an element of flexibility, and that the word “general” allows for a degree of conflict. There

should be broad consistency between the policies of the NP and those within the development plan, however the flexibility implied is not unlimited.

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

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

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

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

Little Woodhouse NP Policy	Development Plan Policies	Commentary
Policy H1: Aiming for a balanced community	Core Strategy H4, H6	By encouraging a mix of housing in the NA, this policy addresses the social objective in paragraph 8 of the NPPF, in addition to paragraph 60 which explicitly requires an appropriate mix of housing, and paragraph 63 which requires that the needs of specific groups are considered.
Policy H2: Housing Mix	Core strategy policies H4 and H6	By encouraging a mix of housing in the NA, this policy addresses the social objective in paragraph 8 of the NPPF, in addition to paragraph 60 which explicitly requires an appropriate mix of housing, and paragraph 63 which requires that the needs of specific groups are considered.
Policy H3: Purpose-Built Student Accommodation	Core Strategy policies SP1, H6, UDP policies CC3, T2, N9	Policy H3 sets out requirements for PBSA to ensure a high-quality environment for residents, which is well-connected to encourage sustainable travel, and considers exiting character and health and wellbeing impacts on future residents and the wider community.
Policy H4: Conversions to student accommodation	Core Strategy Policy P11. Local Plan Update policy EN1A	Policy H4 sets out requirements for conversions to student accommodation, to ensure amenity and wellbeing is considered for future residents and for neighbouring residents for the lifetime of the building, and practical considerations such as accessibility and management.

Policy H5: Houses in Multiple Occupation	Core Strategy Policy H6	This policy seeks to manage the growth and concentration of HMO accommodation within the NA.
Policy H6: Affordable Housing	Core Strategy policy H5	This policy seeks to ensure that affordable housing is provided in the NA through any new residential development by requiring on-site provision or offsite provision within the NA.
Policy HC1: Little Woodhouse Heritage Area	Core Strategy Policy P11. UDP policies N14-N20, BC7-8	This policy requires new development to respect the historic character of the area by demonstrating how the development will preserve or enhance positive characteristics within the Little Woodhouse Heritage Area
Policy HC2: Non- Designated Heritage Assets	Core Strategy Policy P11. UDP policies N14-N20, BC7-8	This policy requires that new development demonstrates an understanding of any NDHA outside the Little Woodhouse Heritage Area
Policy HC3: Design of Development	Leeds Local Plan Update SP1B, P10, P10A, EN1A	The policy refers to the Design Code documents which accompany the NP, setting out requirements for new development including re-use of buildings, provision of habitats, biodiversity, and detailed design.
Policy HC4: Placemaking Opportunities	Core Strategy Policies P9 and SP8. LPU policies SP1a, SP1b, P10, P10a	This policy requires new development to take opportunities to improve placemaking in specific areas of the NA and sets out what the opportunities are
Policy HC5: Leeds City College – Park Lane Campus	Core Strategy Policies P9 and SP8. LPU policies SP1a, SP1b, P10, P10a	This policy requires development to comply with the Park Lane Campus Design Code which accompanies the NP.
Policy G1: Green Infrastructure Opportunities	UDP policy N24, N9	This policy requires development within or alongside green infrastructure to include appropriate planting and landscaping as well the retention or replacement of trees.
Policy G2: Local Green Spaces	Core Strategy policies P12, G1, G6, G9 UDP policy N9	This policy designates 10 Local Green Spaces to be protected in line with National Green Belt policy.
Policy G3: Improving Existing Green Spaces	Core Strategy policies SP13, P4, P12, G1, G6, G9 UDP policy BD2, N9	This policy seeks to ensure that improvements to existing green spaces promote biodiversity, mitigation, and active uses.
Policy C1: Community Facilities	Core Strategy Policy P9	This policy identifies 5 Community Facilities which are to be protected from loss unless there is satisfactory alternative provision, and requires major developments to aim to contribute to community space within the NA.
Policy E1: Employment opportunities	Core Strategy policies SP8,	This policy supports new economic development and requires among other things that it enhances connectivity in the area and improves sustainability.



	SP9, EC1, EC2, EC3, T2	
Policy E2: Small scale employment	Core Strategy policies SP8, SP9, EC1, EC2, EC3, T2	This policy encourages provision of small-scale employment within designated mixed-use areas and supports such development elsewhere subject to amenity considerations.
Policy E3: Local shopping facilities	Core Strategy policies P1, P2, P3, P4, BD7-12	This policy protects existing shopping facilities within the NA.
Policy M1: Safe movement	Core Strategy policy T2	This policy aims to encourage active travel by improvements to the attractiveness, safety and accessibility of walking and cycling routes.

## 6. Compatibility with EU Obligations including Human Rights

6.1. The Basic Conditions require that the making of the neighbourhood plan does not breach and is otherwise compatible with European Union obligations, as retained in UK law. These are:

- Directive 2011/91/EU on the assessment of the effects of certain public and private projects on the environment (known as the Environmental Impact Assessment (EIA) Directive).
- Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora and Directive 2009/147/EC on the conservation of wild birds.

6.2. In addition, the Basic Conditions require that the making of the neighbourhood plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.

6.3. To assess whether the Little Woodhouse NP might breach any of these requirements, Leeds City Council prepared a screening report to determine whether the Plan required a Strategic Environmental Assessment (SEA) in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004.

6.4. The SEA screening concluded that as a result of the assessment carried out within the screening exercise, it is unlikely that the significant effects will arise as a result of the Little Woodhouse NP and that an SEA is not required when judged against the application of the SEA Directive Criteria.

6.5. The screening report also considered whether the Little Woodhouse NP required a Habitats Regulations Assessment in accordance with Article 6(3) of the EU Habitats Directive and with Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended).

6.6. The Habitats Regulations Assessment screening also concluded that none of the policies in the draft NP are likely to give rise to significant effect on the South Pennine Moors and North Pennine Moors SPAs/SACs and therefore the NP did not need to include any mitigation measures. Furthermore, no potential in combination effects were identified. Therefore, the draft NP can be considered to be screened out. This satisfies the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.

## 7. Compatibility with Human Rights Legislation

7.1. The Human Rights Act 1998 incorporated provisions of the European Convention on Human Rights (ECHR) into UK Law.

7.2. The specific Articles of the ECHR relevant to planning include:

- Article 6 (Right to a fair and public hearing);

- Article 8 (Right to respect for private and family life, home and correspondence);
- Article 14 (Prohibition of discrimination); and
- Article 1 of Protocol 1 (Right to peaceful enjoyment of possessions and protection of property).

7.3. The statutory and non-statutory consultations on the Draft Neighbourhood Plan have been carried out in such a way that all sections of the local community, including those with an interest in the NP and the NA, have been given the opportunity to express their views. The ways that this has been achieved are set out in the accompanying Consultation Statement. The Neighbourhood Plan has been prepared to take into account the views of the whole community.

7.4. The preparation of the Neighbourhood Plan has also had regard to the provisions of Section 149(1) of the Equality Act 2010, and the Neighbourhood Forum is not aware of any discrimination, harassment, victimisation or any other conduct that is prohibited under this Act.

7.5. The Neighbourhood Forum has considered the potential impacts on persons with protected characteristics (as identified in the Equality Act 2010), in Table 4 as follows:

Table 4 Potential impacts on persons with protected characteristics

Protected Characteristic	Potential Impact of Draft Little Woodhouse NP
Age	The draft NP seeks to support a more inclusive environment with a diverse range of ages, as is recognised by the vision. In particular, policies H1 and H2 of the NP specifically encourages development to provide an appropriate mix of housing, including smaller dwellings. The NP also includes policies which support health and wellbeing for all residents, students in particular. It is therefore not considered that the NP will have any specific negative effects on persons due to their age, and instead will increase opportunities for residents of all ages to continue to enjoy the special character of Little Woodhouse, including the services and facilities within the area.
Gender reassignment	It is not considered that any of the provisions within the NP will have an effect (either positive or negative) on persons specifically in relation to gender reassignment or gender identity.
Marriage or civil partnership	It is not considered that any of the provisions within the NP will have a specific effect (either positive or negative) on persons in relation to marriage or civil partnership. Notwithstanding that, the draft NP seeks to support a more inclusive environment for people, as is recognised by the vision. The aims of the NP in general, in terms of encouraging new housing including a range of smaller 2-3 bed properties, safeguarding, promote and supporting Little Woodhouse's economic and employment base and protecting existing and encouraging new community facilities, will ensure that the neighbourhood area can support a whole range of residents, from individuals to couples and families of all sizes.
Pregnancy or maternity leave	The NP includes policies to protect and enhance community facilities, which may provide opportunity for support groups/events for expectant/new mums if there is a need. Policy C1 protects community facilities including Hyde Park Surgery which provides healthcare to the community. Overall, the NP should either have a neutral or positive impact on pregnancy or maternity leave, protecting or enhancing the range of facilities and services available
Disability	Policy C1 protects Community Facilities including Hyde Park Surgery. This would make local healthcare more accessible for residents with a disability. Policies to improve health and wellbeing for all residents are likely to have a positive impact on residents with disabilities. Overall, the

	policies in the NP should ensure that future development within the area will positively benefit those residents with a disability.
Race, including colour, nationality, ethnic or national origin	It is not considered that the NP will have any specific negative effects on persons due to their race, nationality or ethnicity, and instead will increase opportunities for all residents to continue to enjoy the special character of Little Woodhouse including the services and facilities within the area, and attract new residents to the area with an increased mix of house sizes.
Religion or belief	It is not considered that the NP will have any specific positive or negative effects on persons due to their religion or belief.
Sex	It is not considered that any of the provisions within the NP will have an effect (either positive or negative) on persons specifically in relation to sex.
Sexual orientation	It is not considered that any of the provisions within the NP will have an effect (either positive or negative) on persons specifically in relation to sexual orientation

7.6. It is not considered that the NP is likely to have any specific or particular impact on any persons with a protected characteristic. Overall, the NP is likely to either have neutral benefit, or a general positive benefit for all residents of Little Woodhouse with increased inclusivity and accessibility through support for improved community facilities and services, a greater mix of housing and enhanced green space.

7.7. The Neighbourhood Plan has had regard to the fundamental rights and freedoms guaranteed under the ECHR and complies with the Human Rights Act. This is evidenced through the vision, objectives and policies in the draft neighbourhood plan which seek to improve quality of life for residents and others in the NA through improving local sustainability.

7.8. In addition, the plan as submitted provides further opportunities for involvement in civic life, through engaging with the community in order to deliver projects identified in the neighbourhood plan and support its implementation.

## 8. Conclusions

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

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

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

## 9. APPENDIX

### Neighbourhood Forum Designation letter



City Development  
Forward Planning and Implementation  
The Leonardo Building  
2 Rossington Street  
LEEDS  
LS2 8RD  
Contact: John Hall  
Tel: 0113 2475014  
Email: [john.hall@leeds.gov.uk](mailto:john.hall@leeds.gov.uk)  
Our ref: L\FPI\Neighbourhood  
Planning\Inner North  
West\LittleWoodhouse  
Date: 29<sup>th</sup> February 2016

Dear Barbara,

Notification of approval of Neighbourhood Forum designation

I write to confirm that the Council approved the designation of Little Woodhouse Neighbourhood Forum on 16<sup>th</sup> February 2016. The designation was made in accordance with the Town and Country Planning Act 1990 (as amended) and the Neighbourhood Planning (General) Regulations 2012.

Please accept this letter as confirmation that the Neighbourhood Forum has been formally designated.

Yours sincerely,

A handwritten signature in black ink, appearing to be "I. Mackay".

Ian Mackay  
Neighbourhood Planning Manager