



# Adel Neighbourhood Plan

Consultation Statement  
revised November 2023

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# Introduction



The Adel Neighbourhood Plan has been written and revised by Steering Group members of Adel Neighbourhood Forum following extensive consultation with Adel residents and businesses and with input from planning experts funded by grants and from Leeds City Council.

The Plan has its origins in the Adel Neighbourhood Design Statement and in two consultation events held at Adel St John the Baptist CE Primary School in April and October 2013.

The Adel Neighbourhood Design Statement (Appendix 1 to the Adel Neighbourhood Plan) was produced with contributions from over 30 members of the local community in 2006. This group established itself as the Adel Association – a community group committed to consider any issues relevant to Adel - which was seen as the relevant group to address any issues relating to housing development by developers and the council.

The Adel Neighbourhood Design Statement was revised and updated in Dec 2013 and submitted for adoption by Leeds City Council in April 2014. The group involved were told by the Council that it would be superseded by the emerging Neighbourhood Plan and as such it was not adopted by the Council. There appear to have been contradictory messages given by Leeds City Council on this point.

In 2012 members of the Adel Association agreed to explore the viability of a Neighbourhood Plan being produced which would give added weight to planning considerations. Nick Brown and Ian Bond, two local residents, agreed to work on bringing residents together to develop the plan.

Over 21 individuals, representing a broad cross section of the Adel community, indicated their interest in becoming involved in shaping a view of how Adel should develop over the next 15 – 20 years. This working group became the Steering Group of Adel Neighbourhood Forum. It has since been involved in the preliminary planning of a draft neighbourhood plan recognising the importance of keeping the community informed and in ensuring that the views of the wider community were heard.

# Introduction



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## Adel Neighbourhood Forum

The Adel Neighbourhood Forum comprises local stakeholders including residents, business owners, land owners and Ward Councillors. Members of the Steering Group were recruited through articles in the local press and parish magazine, the Adel Neighbourhood Forum website, public consultation events, public meetings (of the Adel Association), and via word of mouth.

In assembling the Steering Group, every effort was made to maximise the representation across the Adel community, and the Steering Group has been open to receiving new members throughout the plan preparation process.

Throughout the preparation of this draft Neighbourhood Plan, the Neighbourhood Forum has sought the views of those people who live and work within the Plan area, and the feedback received has directly informed the content of this document and the policies it proposes. Therefore, whilst the preparation of this Plan has been led by the Neighbourhood Forum, it is very much a document which reflects the opinions and aspirations of the wider community.

A variety of community consultation techniques and exercises were progressed to ensure that as many people as possible had the opportunity to get involved in the process and to influence the Plan content and these are outlined below.

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## Purpose of Consultation Statement

This Consultation Statement has been prepared to support Adel Neighbourhood Forum's proposed Neighbourhood Plan to fulfill the legal requirements of the Neighbourhood Planning Regulations 2012. Section 15(2) of these regulations sets out the requirement for a Consultation Statement and that it should include:-

1. details of the persons and bodies who were consulted about the proposed neighbourhood plan;
2. how they were consulted;
3. a summary of the main issues and concerns raised by the persons consulted; and
4. an explanation of how these issues and concerns have

# Introduction



been considered and, where relevant, addressed in the proposed neighbourhood plan.

# First Steps



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## Inaugural Meeting

The inaugural meeting of the Adel Neighbourhood Forum was held on 5 November 2012. Nick Brown, Co-Chairman welcomed 15 Members to the launch and said “The purpose of the Forum is to give a renewed sense of ownership to the Adel Community on land development issues; also to ensure that local people have a strong influence over the future use, location, character and mix of future developments”. He added that the vision would be to ensure a sustainable future for Adel. A key factor was to define a clear identity for the area which would be for the benefit of the inhabitants and would also foster a spirit of pride in the local community.

Amanda Schonfeld said that Community involvement was vital and she outlined the consultation process with the main parties including residents, businesses, community organisations and developers. In addition there would be seven focus groups covering specific sectors such as education and transport.

Sarah Rushton set out the technical issues involved including the National Planning Policy Framework and the Localism Act. She said that there should be a close dialogue with Leeds City Planning Department and that a Neighbourhood Plan will be produced which will be the subject of a Community referendum.

Ian Bond, Co-Chairman said “The definition of the boundary for the Forum has now gone out to consultation by Leeds City Council. The next steps will be to agree the formal constitution, set up the focus groups and start the public consultation through a “Visioning Process” whereby individuals are given their opportunity to say how they see the structure of Adel in say 15-20 years time”. He thanked Members for their contributions to date and said much work will need to be completed before the next Forum meeting.

On 4 February 2013 Nick Brown and Ian Bond were elected as joint chairman of Adel Neighbourhood Forum. Subsequently a Treasurer and Secretary to the Adel Neighbourhood Forum have also been elected at Annual General Meetings. These officers have subsequently been re-elected at Annual General Meetings. At the time of writing (2021), Jeremy Emmott and Clive Hudson are Co-

# First Steps



Chairs, Graham Bond is Treasurer and Caroline Anderson is Secretary. In addition, there is a Steering Group comprising the elected officers plus other members of the Adel community who have expressed an interest in making a contribution to neighbourhood issues and to writing the Neighbourhood Plan. Membership of the Steering Group is relatively fluid depending on the changing commitments of its members. Membership of the Steering Group has been at the invitation of the elected officers with anyone showing interest in greater involvement being invited and no-one being turned down.

# Initial Consultations



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## First Public Consultation

The Neighbourhood Forum conducted its first public consultation on 20 April 2013 at Adel St John the Baptist Church of England primary school. This gave the opportunity for Adel residents and others to express their views on future land use in the area and other issues arising from these developments.

Display boards illustrating various issues for Adel were set up and attendees were encouraged to express their views in writing on these issues. A survey was also conducted of whereabouts in Adel attendees lived - asking them to place a dot showing their place of residence by placing a dot on a map of Adel. This showed that attendees came from all parts of Adel.

138 attendees filled the response boards with their views. These views were collated and analysed to form the basis for further research by six Focus Groups. The groups covered the main issues of Housing, Traffic, Education Provision, Heritage and Environment, Community Services and Business Support.

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## Summary of Key Issues

Residents wish to retain the leafy, rural character of Adel and protect the green setting of Adel Parish Church and other listed buildings. There were positive views on foot-paths which link up green space and cycle ways.

In terms of housing design, a high level of support was received for maintaining the character of Adel, particularly individuality amongst its properties. Strong themes came out on the type of housing required and in some cases the desire for smaller properties such as bungalows. Affordability was a theme for younger people to remain in the area or move back to the area. At the other end of the spectrum there were messages proposing sheltered accommodation, perhaps with warden-assisted care.

Clear concerns were expressed on the challenges of being unable to find a place at the two excellent Adel Primary Schools which were already oversubscribed and faced increased demand due to development.

Church Lane / Adel Lane has particular traffic problems being a "rat run" for commuters and with sport being



# Initial Consultations



played on Bedquilts fields at weekends. Sometimes speed is an issue and at other times not being able to move is the problem.

A view was expressed regarding the lack of an identified community centre where residents could meet and access services. Also a need for a place where children could play safely was proposed. There was also suggestion for a skate park which raised conflicting views.

In terms of businesses and employment, high speed broadband was seen as particularly important for home based businesses and those with premises. Also helpful would be an Information Centre for business people to access services and network together.

The issues identified were incorporated for consideration by six focus groups.

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## Focus Groups

In July 2013 focus groups, each comprising a few members of the Steering Group, were established for the following categories: Housing, Traffic, Education, Heritage and Environment, Community Services and Business Support.

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## Boundary

In accordance with the Localism Act 2012, the Forum submitted to Leeds City Council a notice of its intention to prepare a Neighbourhood Plan and the geographical area it was intended to cover.

At a Steering Group meeting on 21 August 2013 Ian Bond outlined recent objections to the proposed boundary raised by councillors representing the neighbouring Weetwood ward.

Objections included a request to remove a parade of shops on Otley Old Road and Holy Name Church from the Adel Neighbourhood Plan area, as well as the Bodington Hall site (due to concerns raised about potential payments of Community Infrastructure Levy (CIL) in relation to the site.

# Initial Consultations



**Otley Old Road:** Cllr Anderson asked whether there was any proof of consultation with residents or businesses there. It was accepted that there was very little evidence of consultation responses, and that this part of Otley Old Road was more naturally associated with Weetwood.

It was therefore agreed that the Forum should concede this area, and re-align the proposed Plan boundary accordingly.

**Bodington Hall:** Cllr Anderson highlighted the fact that the CIL argument was irrelevant given that all of this area will have been approved / developed out prior to CIL being introduced.

Steering Group members agreed that Bodington Hall was intrinsically linked to Adel: it is within the Parish boundary and physically connected to Adel; there would be access for development off Adel Lane; and the impact of development (highways, education provision and community facilities) would be within Adel.

It was therefore agreed that the position on the Bodington Hall area would not be conceded.

Confirmation that Leeds City Council approved the Adel neighbourhood area boundary designation (shown in Figure 1 of the Adel Neighbourhood Plan), for the purposes of neighbourhood planning was received on 6 November 2013 in accordance with the Town and Country Planning Act 1990 (as amended) and the Neighbourhood Planning (General) Regulations 2012.

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## Second Public Consultation

The principle purpose of this consultation was to publicise the outcome of the focus group discussions and to get feedback on the points raised.

The second public consultation took place on 12 October 2013 at Adel St John the Baptist Church of England primary school. On this occasion residents were given information on the latest developments and research findings from the six focus groups.

# Initial Consultations



It was also an opportunity for Adel Residents to discuss issues with members of the Steering Group, including Cllr Anderson, and express their views through a simple survey on the future land use in the area and the infrastructure arising from these developments.

156 people attended and nearly 100 persons completed the survey on site.

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## Summary of General Responses

More detail of the responses is set out in Appendix 1 of this document but an indication of the attendees feelings can be seen in the following quotes:

- “too much housing is spoiling the area and over stretching an already creaking infrastructure”
- "good turnout. People obviously very disturbed about the amount of housing with no corresponding extension of amenities"
- “The character of Adel must be preserved. Once features such as Adel Church are built around....the damage ...cannot be undone”
- “Adel as a village needs to be preserved and enjoyed - not dismissed as one big housing estate”
- “Our amenities including schools are already struggling”
- “Accept a certain amount of development will take place in Adel but...we are aging and there's already a shortage of suitable accommodation..... for those getting on to the housing ladder and for those looking to downsize and stay in the area”

Based on this latest information members of the Steering Group commenced preparation of an Interim Neighbourhood Plan as the next step towards obtaining formal statutory recognition.

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## Housing Market Assessment

A decision was taken to commission an independent “Housing Market Assessment” for the Adel Neighbourhood Plan area. Leeds City Council Neighbourhood Planning Officers agreed that this along with a number of other

# Initial Consultations



Neighbourhood Forum areas, would be funded by Leeds City Council. The report was produced by re'new in June 2014. The report makes interesting reading on both the overall need for further development and the type of housing that should be considered for existing sites.

The Conclusion states "There are (approved or under consideration) development sites within Adel with a capacity for 440 new homes..... There are a further 8 development sites that have been identified that are located in Adel that have a capacity of very close to 1,000 new homes. ....it is questionable whether this amount of new housing is needed to meet local needs .....and the local infrastructure (school places and transport links) is inadequate to support such a scale of additional housing".

"There is evidence of housing need arising from older single people and couples living in properties that are too large for their needs and who want to downsize and release equity from their properties".

The last point is reinforced by the 2011 Census which showed that 22% of the Adel Population is aged 65 and over compared to 15% for the Leeds area as a whole.

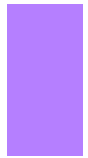
A copy of the Assessment is included in the Adel Neighbourhood Plan as Appendix 4.

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## ARCO

With the report identifying that the needs of more mature members of the community were not being met in current housing development proposals an approach was made to ARCO - Associated Retirement Community Providers- the umbrella organisation for retirement community providers. They wished to obtain an indication of the support for providing a range of provision for seniors living here on approved sites. Although there was interest to see more smaller properties suitable for older residents in the Adel area, there was not strong demand for a retirement community and none of the identified housing sites were sufficiently financially viable to attract the interest of a bespoke provider.

# Initial Consultations



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## School Provision

Leeds City Council organised an event on 3 July 2014 with local schools, residents and members of the Adel Neighbourhood Forum to examine how educational needs could be met in Adel. Sarah Sinclair (Chief Officer, Strategy, Commissioning and Performance) said 'It is important to the council to involve the local community in shaping plans to meet the need for school places. The stakeholder engagement event on 3 July was followed up with an online discussion at <http://leedsschoolplaceplanning.wordpress.com/> which remained open until 14 August 2014 and encouraged the local community to respond.

# Drafting



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## Interim Neighbourhood Plan

The six Focus Groups referred to above contributed to the writing of an Interim Neighbourhood Plan which was completed in early 2015 and published in June 2015.

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## Policy Intentions Document

Using the findings of the previous consultation events, the Neighbourhood Forum prepared a 'Policy Intentions Document', which set out the proposed policy and land use intentions that they were minded to carry forward into the final draft plan. The Policy Intentions Document proposed a total of 24 policies, which were spread across the following six differently themed sections:

1. natural and built heritage;
2. character and design;
3. housing;
4. community facilities and green space;
5. retail and business; and
6. highways and traffic.

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## Consultation

The Policy Intentions Document was consulted on in June 2015. The document was distributed by hand to all households in Adel in early June 2015 (Attachment 4 to this document) and consultation events at the following venues were held :

- Adel Association - 18 June 2015
- Adel St John Patronal Weekend - 20 June 2015
- Adel Primary School Summer Fair - 26 June 2015
- Adel St John CE Primary Summer Fair - 4 July 2015
- Adel Neighbourhood Forum Meeting - 15 July 2015

Questionnaires were made available to all attendees and provision was made for completed questionnaires to be deposited over the following weeks at convenient local points (including Adel Post Office, Adel Wood Store and Adel Chemists).



181 completed questionnaires were returned in response to this consultation, the overwhelming majority of which were either wholly or mainly in agreement with the objectives and policies proposed. This confirmed to the Steering Group members that they were moving in the correct direction and progressing a Plan which broadly reflected the needs and opinions of the local community.

The only significant objections were from those who objected to any further development whatsoever in Adel (as opposed to some development which the Interim Plan had conceded as being inevitable). The Steering Group members acknowledged the strength of feeling behind these views but did not feel that this was a tenable position to adopt given the pressure on the Council from central government to identify development sites.

There were also specific objections to any development of the fields opposite Adel Church (32) and on green belt land South of Dunstarn Lane (9) and these have informed the Forum's position on development proposals for these areas.

The public responses are set out in detail in Appendix 2 and comment received from prospective developers in Adel are also shown in Appendix 3.

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## Land Opposite Adel Church

The land opposite the Grade 1 listed Parish Church of John the Baptist and the Adel Conservation Area and adjacent to a Special Landscape Area has been the most significant and sensitive issue unifying the local community in being opposed to any inappropriate housing development in Adel in the past decade.

Applications were made simultaneously by Barrett David Wilson and Hallam Land in March 2014 to build about 150 houses on the fields between Adel Church and Adel Willows. Adel Neighbourhood Forum conducted extensive consultation with local residents and held a public meeting on 2 June 2014 including the local MP and representatives from both developers plus about 100 residents. The development was opposed unanimously by all residents and the



MP. Approximately 700 objections to the proposals were eventually received by Leeds City Council.

Whilst this consultation process was in connection with specific development proposals rather than in connection with the draft Neighbourhood Plan, it did provide very clear evidence to the Steering Group of the objection by a large number of residents to any insensitive development in the area and, when the principle of development on a site has been approved by the Council, the wishes of residents to have high quality housing built to reflect the special nature of Adel as opposed to builders' standard 'identikit' designs which do not suit the area and do not meet the needs of Adel residents.

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## 2016 Draft Neighbourhood Plan

Following the public consultation exercise on the Policy Intentions Document, the Interim Neighbourhood Plan (which was based on the Policy Intentions Document) was redrafted by members of the Steering Group to take account of representations in the consultation process from Adel residents and prospective developers. It was then submitted to a planning expert, Darren Carroll for comment prior to preparation of a revised Draft Neighbourhood Plan. This was initially expected to be the final Pre-Submission draft and was labeled as such but given further changes which have taken place since then it is now referred to as the 2016 draft and a new Pre-Submission draft has now been prepared and consulted on.

The document was completed by members of the Steering Group in 2016. It was published on the Adel Neighbourhood Forum website and was the subject of a press release in May 2016 as well as being the subject of articles referring to the website in "Adel Bells" (the Adel Parish magazine) and in "North Leeds Life", both of which are distributed to all households in Adel.

Consultation events were advertised by fliers distributed to all households in Adel in September 2016 and were also published in Adel Bells magazine and the Forum website as well as details being sent to local residents on Cllr Anderson's email distribution list.





The consultation events were held at:

- Adel Stables - 6 October 2016
- Adel St John CE Primary School - 8 October 2016
- Adel Memorial Hall - 11 October 2016

A total of 180 residents attended the consultation events, following which 38 written responses to the draft plan were received.

Residents both at the consultation events and in written responses overwhelmingly agreed with the draft policies. Those few who opposed policies within the plan (specifically those relating to natural and built heritage and to housing policies) did so on the basis of their objections to any development whatsoever, whether of the fields opposite Adel Church or of the land South of Dunstarn Lane.

Some residents questioned the classification of the land south of Dunstarn Lane in the Landscape Character Assessment and, following further consultation with the experts who prepared the Assessment, the land has been re-classified in the pre-submission document.

Appendix 4 sets out resident responses and Appendix 5 shows responses from prospective developers

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## Health Check

The 2016 Draft Plan was sent to external consultants for an independent review and their report was received in June 2019. The report was generally supportive of the approach taken but made some specific suggestions for changes as well as highlighting some areas where more significant updates would be required to meet the requirements of planning laws.

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## Pre-Submission Draft Plan

Following the consultation set out above and with support from Leeds City Council officers and professional support, the 2016 Draft Plan has been re-drafted into a further Pre-Submission Draft Plan by members of the Steering Group of Adel Neighbourhood Forum.



This update took into account comments from the last consultation exercise, the suggestions made by consultants in their Health Check report and some changes needed due to changing circumstances since the original draft had been prepared.

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## Final Consultation - August 2022

Following all the work identified above the Forum Steering Group considered the draft Plan to be ready for submission in June 2022. It was recognised though that it was a long time since the previous consultation with residents and, as a result, the Steering Group decided to undertake a formal, six week Pre-Submission consultation. In discussions with Council officers it was agreed to extend the consultation group to include all stakeholders, specifically (in addition to local businesses and residents): owners of land proposed to be identified as Local Green Space, approximately 60 statutory consultees identified by the Council and the Council themselves.

Residents were notified of the consultation in a variety of ways:

- leaflets were posted through letterboxes for all houses and businesses within the Neighbourhood Plan area;
- the Neighbourhood Forum website was updated to give details of the consultation; and
- Councillor Barry Anderson forwarded an email to his distribution list for the area.

A copy of the leaflet used to publicise the consultation is shown in Attachment 13 to this document. It included brief details about the consultation, a link to the Forum website to download a copy of the draft Plan, information on how to respond and details of the three consultation events that were held in the neighbourhood.

Electronic links to allow residents to download a copy of the draft Plan were included in Councillor Anderson's email and on the Forum's website and a note of how to find the document included in the leaflet.

# Drafting



A printed copy of the draft Plan was lodged at the local library at Holt Park for any residents who were unable to view the online version and printed copies were also available for inspection at the three consultation events.

The consultation events were held at:

- Adel War Memorial Association Hall on Thursday 11 August in the early evening;
- Adel Methodist Church Hall on Saturday 20 August in the morning; and
- Adel Parish Church Hall on Wednesday 24 August in the later evening.

All the events were 'drop-in' style with members of the Forum Steering Group on hand to discuss any concerns or comments. Printed copies of the draft Plan were available together with some material showing the development process behind the Plan.

Consultation with the Council had been discussed with officers in the Planning department but a formal email notice was sent to trigger the process.

The landowners of the proposed Local Green Spaces were identified from Land Registry records and letters sent to their registered address by recorded delivery.

Finally, the statutory consultees were emailed using a list of addresses supplied by the Council officers.

# Timeline



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## Introduction

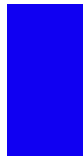
This section aims to give an overview of the process that has been followed in the preparation of the Adel Neighbourhood Plan (and some associated precursor documents), showing key dates and milestones.

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## Timeline

Date	Activity / Milestone
5 Nov 2012	Initial meeting of the Neighbourhood Forum
20 April 2013	First Consultation
July 2013	Focus Groups established
12 Oct 2013	Second Consultation
6 Nov 2013	Boundary of the Plan area established
June 2014	Housing Market Assessment produced
3 July 2014	School Provision meeting
June 2015	Interim Plan produced
June - July 2015	Consultation on Policy Intentions Document
May 2016	Pre-submission draft Plan produced
Oct 2016	Consultation events on Pre-submission draft
June 2019	Copy of Plan sent for independent review
Aug 2022	Final resident consultation events
Sept 2022	Final online consultation closes - including statutory consultees

# Appendix 1 - Resident Responses from October 2013 Consultation



153 completed surveys received

30 interest responses in all

16 ticked the box for "join the Adel Neighbourhood Forum"

Various ticks for the focus groups including 8 for the green and environmental issues, 8 for the University of the Third Age and 4 for the Farmers' market

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## Free-form Comments

The following section lists those comments verbatim, and the chart at the end counts the number of times a specific point was made. Since most people made more than one point, there are more comments than overall responses.

"Adel is a unique community and whilst we embrace change it needs to be done in such a way that involves the local community. Building "large" detached houses is not the answer. Mixed sized dwellings linked to facilities maintains Community spirit."

"There is not enough or room to create new roads; schools; health centres that are needed to support hundreds of new houses being built!!!"

- "Traffic is becoming heavier around Adel. And the speed.
- Often vegetation has overgrown making it impossible for pedestrians to use the pathways and they have to walk on the road
- Road and pavement surfaces should be better maintained. Lots of uneven pothole surfaces
- Litter and general cleaning of Adel is a lot worse. In years gone by Adel was very much like Bramhope and I feel now Adel has become a lot worse than Bramhope
- Drains should be cleaned regularly
- Cars parking on pavements, obstructing pedestrians using the pavements has become far too much a regular thing. Wheelchair users find it very difficult by passing and after can't get onto the road as no

# Appendix 1 - Resident Responses from October 2013 Consultation



dropped kerbs (includes pushchairs etc)

- Refuse collections - sometime litter is dropped when the bins (black and green) are emptied and the bin men don't pick it up they leave it on the ground. Surely if they took pride in their work they wouldn't do this - awareness should be raised"

"Would like to see a playground/local centre for the community or expand the Adel Memorial/Sports Club"

"The character of Adel must be preserved. Once features such as Adel Church are built around and right up to, the damage is done and cannot be undone. It is vital that traffic on Adel Lane is reduced"

"We think that the roads are too busy because of people driving through Adel from elsewhere"

"I love the green open spaces of Adel!"

"Any further development within sight of ancient church would spoil the whole appearance of the area"

"I noticed BT is going to improve high speed broadband - the sooner the better for all servers. At some times during the day it is almost impossible to get a wireless signal"

"I live in East Causeway Value and mobile signal (for cell phones) is very poor. This stops me working from home as I cannot use the work mobile phone. It is quite frustrating for my teenage children as well. I would like a signal booster to be installed to improve mobile signal reception"

"Would be nice to have a bakers and greengrocers - Asda or Coop only options"

"Having a high quality environment with green space is very important. Adel as a village needs to be preserved and enjoyed - not dismissed as one big housing estate"

"Protect green spaces. Build smaller houses for older people and first-time buyers. Give new houses some gardens!"

# Appendix 1 - Resident Responses from October 2013 Consultation



“Build smaller houses for older people and first time buyers”

“Our amenities including schools are already struggling”

“I accept a certain amount of development will take place in Adel over the next few years but have concerns whether individual needs will be met. The fact remains we are aging and there's already a shortage of suitable accommodation. Smaller, more affordable properties are suitable for those getting on to the housing ladder and for those looking to downsize and stay in the area. Getting the right balance of housing is the hard part. Shortage of doctors, schools and infrastructure are the biggest worry. “

“I haven't lived here long enough (9 months) to make valuable comments and a temporary physical disability prevents me from walking the area as I wish to do”

“I have major concerns about over crowding in Adel, it's busy enough and it's also difficult to get reasonable appointments at the doctors and dentist. Our amenities, including schools, are already struggling. Dog fouling on St Helen's Lane and Long Causeway has been persistent for many years! It's unacceptable as it's on the route to two primary schools. Many have complained but the culprits have never been caught.”

“The main issues at present is the lack of primary school places and the increased building of new “family housing”. This will not only increase the burden on school places but also have an adverse impact on surgery places. It is already virtually impossible to get an appointment within a week. The proposed trolley bus is the biggest folly, waste of money this council has had. It will have an adverse impact on the quality of life for all that live in Adel, from building to completion. “

“Incorporate community centre with a play area”

“Adel is being destroyed and the current proposals and building will make it no more than a soulless commuter area”

# Appendix 1 - Resident Responses from October 2013 Consultation



“As far as I am concerned the present developments have already spoilt Adel. More building would ruin both the look of Adel and also community atmosphere.”

“Bring the old Reform School buildings back into use for the community. Both work on social uses. Don't let them fall to waste. “

“We are in need of a pedestrian crossings, pavements repairs, over grown bushes cut down; laws on cars and cyclists parking on pavements forcing mums with prams, wheelchair user and pedestrians on to the road and also no more houses to be built.

Safer Pavements:

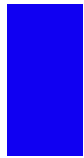
- Speeding traffic
- Parking on pavement i.e. cars, cyclists etc
- Need some safe crossings
- Street cleaners made to do their job properly and doing what they get paid for
- The streets of Adel are an utter disgrace with litter, dog dirt, over grown hedges etc etc etc
- Drains never get cleaned out
- Pot holes on pavements
- We pay a great deal of council tax, let's see Adel looking like Adel used to look, a pleasure to live here”

“I do not object in principle to more houses in Adel but infrastructure needs to be improved. Church Lane/Adel Lane is my major concern.”

“Need to keep the community feel to Adel - that will be lost as more building takes place. Roads would definitely need upgrading Definitely need to keep green space and project wildlife and the environment. Don't agree with proposal of trolley bus. Surely the large trees must be subject to preservation orders. “Affordable” housing and opportunity to downsize and remain in Adel, ie complex of apartments/ bungalows in nice surroundings”



# Appendix 1 - Resident Responses from October 2013 Consultation



“There are too many developments for the present infrastructure. The builders should build a school, health centre, playground. The roads are too narrow for all the increased traffic. The proposed type of housing is not needed and should be stopped unless the infrastructure is put in place. Preserve the green belt land. Make sure the proposed development has trees and green open spaces.”

“Schooling will become a serious concern in the very near future. An appropriate “through” school would be a wise option.”

“There is a need for housing for older people who wish to remain in the area and “downsize”. The effect of the proposed NGT to current public transport links to Headingley and Leeds City Centre does not seem to have been considered in this survey.”

“The builders should have to provide the infrastructure to go with increase in population - schools (primary), playground, community facility (village hall), stop rat runs, give pedestrians priority”

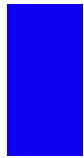
“More houses should not be build on green belt land, instead brown field sites should be utilised, specifically areas of historic significance/adjacent to designated conservation areas should not be used for construction “

“I disagree with the idea of building on site ZA30 (I think that is what it says) [FIELDS OPPOSITE ADEL CHURCH] as I think it is very important to protect the green environment and the historical setting “

“Some form of sheltered housing is urgently needed and this could lead to the freeing up of larger houses in the area. A community facility would be helpful to older people living alone”

“Adel has become a collection of housing estates but now the area has become a focus for too much development, robbing the residents of their green space, which is why many of us moved here in the first place. It will swamp the existing facilities and have a tremendous impact on us all, to the detriment of our quality of life. Brown sites good - green sites bad!

# Appendix 1 - Resident Responses from October 2013 Consultation



There needs to be a cycle path/network Adel and then into Leeds. This would help children and adults - health, cut traffic and community. It is currently far too dangerous, this really is essential for Adel!"

"Need for buses (number 1 and 28) to continue. Against Super Tram"

"I am concerned that any further building on green sites would damage the beautification of my local area. We should be pushing for the building of houses on brownfield sites as the conservation of the environment is my primary concern"

"I moved to Adel, despite the high cost of housing to ensure that my children were brought up in an area which had a rural, village feel to it. Where the local school was small and friendly and local shopkeepers know your name. I want to be able to walk to school safely and for my family to enjoy the greenbelt areas. What I don't want is more housing developments stretching local amenities to the max. and changing the character of a lovely little village. "

(1) "The speed and size and volume of vehicles traveling along Adel Lane, Church Lane, St Helen's Lane in particular is detrimental to the safety of pedestrians and cyclists. Roads can be narrow and winding, footpaths too, or non-existent. (2) new developments should be safe environments for pedestrians and cyclists and safe places for children to meet and play. They should incorporate play areas (open spaces) that meet the needs of children living within the development. The movement of cars and other vehicles should be managed appropriately within the developments and there should be no thoroughfare for traffic not essential for those living there. (3) more frequent coffee mornings in the Stables suggested (currently held every other month)"

"Adel is a lovely place to live. Maintain the character of the area. No high density housing. Suggesting maintain walking pavements (e.g. Long Causeway, Holt Lane, Broomfield) by cutting back hedges."

"Adel's infrastructure will not cope with much more development, or increased traffic. However if development car-

# Appendix 1 - Resident Responses from October 2013 Consultation



ries on we'll need more services, highways provision etc etc.”

“(1) School parking is a major safety problem. Solution: take intake from Adel only; (2) Trolley bus is a complete waste of time, should have been trams! “

“One for the Adel Association: I am disappointed that the Adel Association is so neutral about the trolleybus. It will involve felling 453 mature trees, longer journeys by bus (and less frequent) and be very poor value for money. PS I have used the bus service for the last 20 years and the trolleybus is likely to force me into my car.”

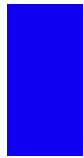
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## Analysis

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

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

# Appendix 2 - Resident Responses to PID Consultation June 2015



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## Summary

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

---

## Plan, Vision and Objectives

3 respondents disagreed . One did not agree with any increase in housing, one demanded that the document be written in plain English and the third stated that there was little mention of how the plan is joined up with neighbouring areas and also argued that seeking affordable housing and higher quality housing were inconsistent objectives.

Several respondents praised the document generally.

From respondents who agreed with the plan vision and objectives, there were comments requesting greater regard for elderly and disabled residents ( suggesting accessible and sheltered housing) and also for increased healthcare facilities. Also a need for housing for younger people. The expression “affordable housing” was used in the context of cheaper housing that young people or “downsizers” might buy, not in the context of social housing.

One respondent suggested that a new primary school and a quality high school were priorities.

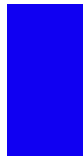
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## Natural and Built Heritage Policies

2 respondents disagreed with these policies entirely, one because they did not want any more building in Adel and the other stated the local authority already has enough power.

2 respondents disagreed with NBH2, one because it was not strong enough ( tree planting should be mandatory for developers) and the other was a qualified disagreement relating to the damage caused by trees planted too close to buildings.

# Appendix 2 - Resident Responses to PID Consultation June 2015



6 respondents objected to NBH 4 because they disagreed with any development at all of any part the fields opposite Adel Church ( in one case the objection was limited to any building east of the stream). These objections overlapped with objections to H2 ( see below).

1 respondent objected to NBH 6 stating that Adel Reformatory is now a dangerous ruin and should be bulldozed.

Amongst respondents who agreed with the policies, two suggested that the tree lined roads of Adel be included in the conservation area ( one of whom also suggested the inclusion of Bedquilts playing fields) . Two respondents wrote “ No more bland and cramped developments like Centurion Fields”.

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## Character and Design Policy

One respondent opposed this as part of a general objection to any more development. One respondent opposed on the grounds that the policy was too prescriptive and designers need to be left scope to design. All other respondents agreed with the policy.

Comments from respondents who supported the policy included:

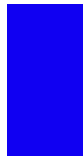
- no repeat of Centurion Fields
- could there at least be some bungalows in future developments?
- policy should include conversions and extensions to existing buildings so their character is not eroded ( eg internal changes to C17th St Helens Cottage which have been so extensive that it has now been de-listed)
- we could learn from residential layouts in countries such as Germany, where they provide a sense of community.

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## Housing Policy

This policy was the subject of most disagreement because respondents objected to the extent to which the policy accepted development.

# Appendix 2 - Resident Responses to PID Consultation June 2015



3 respondents were opposed to all the policies, two because there should be no more houses or no more on greenfield and the other because local roads cannot cope with any more housing.

2 respondents disagreed with H1, one because they did not believe that the Eastmoor site was suitable for housing and one because they believed that residents should be given a rest from the building at Bodington and Lawnswood.

32 respondents disagreed with H2, being opposed to any development of the fields opposite Adel Church.

It should be noted that a large number of respondents who agreed with H2 also expressed their objection to development opposite Adel Church, although three limited their objection to anything East of the stream.

9 respondents objected to H3 stating that the land ( South of the Dunstarns) was green belt and should not be built on.

6 respondents disagreed with H4 ( no comments)

5 respondents objected to H5, one stating that smaller properties would result in more traffic and less green space

Amongst the respondents who agreed with the policies, there was substantial objection to development opposite Adel Church (see above) . Several respondents sought a better mix of houses in new developments ( “ not all 4/5 beds”) and houses for 1st time buyers and downsizers. One respondent suggested a retirement village. Brown-field land to be used first.

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## Community Facilities and Green Space Policies

Two respondents objected to all these policies, one because they objected to any development and the other because the local authority has no money. The remaining respondents agreed wholly or in part.

4 respondents disagreed with CFGS1 stating that Adel already has good community facilities.

# Appendix 2 - Resident Responses to PID Consultation June 2015



4 respondents disagreed with CFGS2 . One stated that it would be illogical to demolish an existing school. One because the existing schools already generate too much traffic and one felt that the existing schools might be adequate if they were only available to Adel children

2 respondents disagreed with CFGS 3. One did not agree that the land behind the Kingsleys was suitable for a play area.

6 respondents disagreed with CFGS 4 , one because it was not expressed strongly enough and there was a pressing need for a children's play area. 2 disagreed because play areas are used for drinking at night . One respondent disagreed because of the existing play area on Holt Lane which should be improved and given more publicity.

1 respondent disagreed with CFGS 6 because more specific walking and cycling routes needed to be identified.

From respondents expressing agreement for the policies there were the following comments:

- essential that we get more schools-not academies
- any increase in school places needs to take account of current problems with traffic flow and parking on Long Causeway and Tile Lane
- really important to maintain footpath from Adel Willows to Adel Church and reopen footpath to Golden Acre
- could Otley Road be widened to make a separate cycle path?

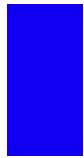
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## Retail and Business Policies

2 respondents disagreed with all the policies, one because they objected to any more development, the other because reference to a pub was too specific, but small retail units should be made available providing there was adequate parking

9 respondents disagreed with RB1. One stated that it needs to be more forceful to protect local shopping.

# Appendix 2 - Resident Responses to PID Consultation June 2015



25 respondents disagreed with RB2. The typical comment was that another pub was not needed and would only generate noise and traffic. One observed that there could be no control over whether a new pub was upmarket or sold real ale. (ie. we could end up with a second pub similar to the Lawnswood Arms).

12 respondents disagreed with RB3. Some suggested that there was no demand. One stated that Adel should be residential only. One expressed concern about it not becoming a retail park.

Amongst respondents who agreed with the policy, 5 called for fewer or no more takeaways.

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## Highways and Traffic Policies

2 respondents disagreed with all the policies. One respondent disagreed with these policies because they objected to the jargon in the document. The other objected to any development in Adel. All other respondents agreed with the policies wholly or partly.

7 respondents disagreed with HT1, mainly because they wished it to be expressed more strongly: proper traffic assessments must be required before any development and taken at peak times, not during school holidays. There were already too many cars traveling through Adel which are a danger to children and elderly people. St Helens lane is now a freeway since the bumps have been placed on Adel Lane. Adel Lane and Sir George Martin Drive should be closed to through traffic.

3 respondents disagreed with HT2. There was concern this may attract more traffic.

2 respondents disagreed with HT3. One suggested that cycling routes should not be improved if that meant cyclists would come into contact with pedestrians.

Amongst respondents who agreed with the policies, 2 were against the proposed trolley bus and suggested that funds would be better spent on improving the buses and cycling infrastructure. And cycling routes should be joined up with other areas as should traffic policies generally. Two respondents called for no more speed bumps in Adel.



# Appendix 2 - Resident Responses to PID Consultation June 2015



One respondent stated that a pedestrian crossing was badly needed on Sir George Martin Drive. Another stated that school traffic is a huge problem.

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## Other

The two proposed developers of the fields opposite the church did not respond to the questionnaires but wrote letters essentially asserting that their proposed developments would meet all the relevant planning requirements.

There was an approach from the owner of greenbelt land in the conservation area offering to make part of his land available for a community centre or school buildings on the basis that he would build housing on the rest of the land. He also offered to build bungalows. This parcel of land had already been rejected for development in the site allocation process.

# Appendix 3 - Developer Responses to PID Consultation



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## Land Off Church Lane

The site is allocated for housing with provision for a two form entry primary school in the emerging SAP. The PID expresses concerns of over-subscription and difficulty in securing local school places for local children.

It is in a sustainable location, close to local services, schools and bus stops. Development would be a logical and complimentary extension to the existing built form of Adel.

Concerns about the Constraints and Opportunities Plan:

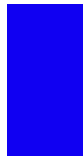
- Land should be shown as a housing allocation not “PAS Land: designated ‘Amber’ within SHLAA” as the site is proposed for residential development with provision for a two-form entry primary school in the emerging SAP.
- All potential housing sites proposed for allocation in the SAP should be shown in the same manner i.e. Land off Church Lane and Land to south of Dunstarn Lane.
- The area depicting the “setting of Grade I Listed St John’s Church” is inappropriate and unnecessary as it is protected under listed buildings and conservation area legislation, the provisions of the NPPF and a number of Core Strategy policies.
- It is unclear how defining a ‘Local Heritage Area’ and suggested extension to the CA in Policy NBH4 relates to the approach of the NPPF and Historic England to not have a fixed spatial boundary defined. Given existing protection, further protection through a ‘Local Heritage Area’ is not necessary.
- CA designation or extension is a matter for the City Council.

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## Land South of Dunstarn Lane

Developer confirmed their interest in the site.

# Appendix 4 - Resident Responses to Pre-Submission Draft Plan



34 responses received from residents plus 2 from consultants representing developers

Responses from residents overwhelmingly agreed with the policies

Exceptions were:

- Natural and Built Heritage: 2 disagreed because they opposed any development opposite Adel Church
- Housing Policy: 6 disagreed - 3 with H2 (Land South of Dunstarn Lane) and 1 with H3 (Housing mix). Others unspecified
- Community Facilities and Green Space: 2 disagreed - 1 with CFGS3 and 1 unspecified
- Retail & Business Policies: 2 disagreed - 1 with RB2 (Hot Food Takeaways) and 1 unspecified
- Highways and Traffic: 3 disagreed - all with HT1 (Congestion) and 1 also disagreed with HT3 (Improved Cycling and Pedestrian Provision) arguing that these should be more pro-active

# Appendix 5 - Developer Responses to Pre-Submission Draft Plan



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## Hallam Land and Barratt David Wilson Homes - interest in Land off Church Lane

16/06222/OT/NW was submitted (4/10/16) for up to 100 dwellings including reserved land for a school. Development in the western half of the site. None to the east of the beck.

Land allocated as Protected Area of Search for long term development in the UDPR. Phase 2 housing site (capacity of 58 dwellings) (Publication Draft SAP (Sept 2015)) with a request for part to be retained for a school.

### General

Useful to have contents page, page numbers, paragraph numbers and an Executive Summary.

### Policy NBH4 / Appendix 1

Appendix A (Buildings of townscape Significance) is missing.

### Paragraph 2.14

Not necessary to extend the Conservation Area boundary, particularly to include the land on the opposite side of Church Lane which is considered to be an important component of the Church's wider setting.

### Objective 2

Reference should be made to compliance with the affordable housing requirements of the Development Plan and the Strategic Housing Market Assessment i.e. affordable housing policy and housing mix policy.

### Policies Map

All SAP Phase 1 (HG1) sites are shown except HG1-26 which should be shown. All SAP Phase 2 and Phase 3 sites should also be shown.

### Policy NBH1

- The Adel Neighbourhood Landscape Character Assessment should be made available
- Object to the final part of Policy NBH1 ("Development which infringes upon the identified buffer zones or interrupts the wider green

# Appendix 5 - Developer Responses to Pre-Submission Draft Plan



infrastructure links will be resisted”) which is too restrictive. The policy would resist development on a significant proportion of HG2-18 which lies within the buffer zone.

## **Policy NBH4**

- Appendix A (assessment of Buildings of Townscape Significance) is missing.
- Some of the proposed areas are adjacent/ within proposed development sites in the SAP therefore inclusion must be justified.
- The policy appears overly restrictive, however without the detail contained in Appendix A it is difficult to make further detailed comments.
- What is the justification for ‘The Willows’ Area of townscape Significance? A more accurate defined boundary should be provided.
- Figure 9 should show the completed development north of Holt Avenue.

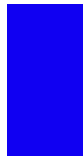
## **Policy NBH6**

- Object to this unnecessary additional layer. It extends outside the current designated Conservation Area. The setting of Listed Buildings and Conservation Areas are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990 and by the NPPF and Core Strategy which places “great weight” on the conservation of Heritage Assets. The “setting” of a heritage asset should not have a fixed boundary (Historic England.)
- Historic England do not object to the outline planning application.

## **Policy CD1**

- Part c) should refer to Figure 13 and Figure 14 rather than Figures A and B.
- The proposed scheme protects Conservation Area Views through the location of school playing fields to the east of the beck and the proposed

# Appendix 5 - Developer Responses to Pre-Submission Draft Plan



development to the west.

## Policy H1

It would be helpful to include saved Policy H4 sites from the UDPR and proposed sites in the Site Allocations Plan in Figure 15. The proposed housing sites in the Site Allocations Plan should also be identified in the Proposals Map at the start of Section 7.

## Policy CFGS3

- Appendix 2 (assessments of proposed LGS) should be made available.
- The policy does not include any specific requirements. Should it reflect the justifying text which states that the policy seeks to ensure that “Adel’s most valued and significant green spaces are retained and protected from inappropriate development?”
- Site 15 (Centurion Field greenspace surrounding water course and tree boundary in neighbouring fields) and Site 18 (Old Damstone Lane – Land around the Willows, off Otley Road) lie within the Hallam / Barratt proposed development site. Further information would be welcome and we reserve the right to make further comments once this information is available.
- Figure 17 incorrectly names site 18 in the key as Old Dunstarn Lane rather than Old Damstone Lane.

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## Taylor Wimpey - interest in Land off Dunstarn Lane

The site lies within the Green Belt and Urban Green Corridor (UDPR, 2006). Part of the site is a phase 2 housing site (capacity 68 dwellings) (Publication Draft SAP (September 2015)). An indicative residential layout (circa 150 dwellings) and a recommendation to designate land further south as Protected Area of Search for long term development (PAS) has been submitted to LCC.

## General

- Useful to have contents page, page numbers, paragraph numbers and an Executive Summary.

# Appendix 5 - Developer Responses to Pre-Submission Draft Plan



- Appendix A (details of each of the Buildings of townscape Significance) isn't appended.

## **Vision and Objectives**

Reference should be made to compliance with the affordable housing requirements of the Development Plan and the Strategic Housing Market Assessment i.e. affordable housing policy and housing mix policy.

## **7.1 - Proposals Map**

All SAP Phase 1 (HG1) sites are shown except HG1-26 which should be shown. All SAP Phase 2 and Phase 3 sites should also be shown.

## **Policy NBH1**

- The Adel Neighbourhood Landscape Character Assessment should be made available as part of the consultation.
- Object to the final part of Policy NBH1 ("Development which infringes upon the identified buffer zones or interrupts the wider green infrastructure links will be resisted") which is too restrictive. Part of the land in the buffer zone is within potential housing site HG2-38.
- Would like to analyze the Adel Neighbourhood Landscape Character Assessment as Figure 5A Landscape Analysis Plan has a potential bearing on the future development of the site.

## **Policy NBH4**

- Appendix A (assessment of Buildings of Townscape Significance) is missing.
- Some of the proposed areas are adjacent/ within proposed development sites in the SAP therefore it is important their inclusion is justified.
- The policy appears overly restrictive, however without the detail contained in Appendix A it is difficult to make further detailed comments.
- The Heath, Dunstarn Lane is identified as Area of Townscape Significance and appears on Figure 9

# Appendix 5 - Developer Responses to Pre-Submission Draft Plan



however it is a proposed housing site in the UDPR (2006) and lies immediately adjacent to site Phase 2 SAP site HG2-38.

- Further information is required regarding this Area of townscape Significance.

## **Policy CD1**

- Part c) should refer to Figure 13 and Figure 14 rather than Figures A and B.
- The proposed development west of Church Lane has been designed to protect Conservation Area Views through the school playing fields being located east of the beck and the proposed development being located within the western half of the site.
- View 8 on figure 14 ('Views across to Meanwood and the Hollies from public footpath at New Rovers cricket ground') may be impacted by proposed development off Dunstarn Lane. However, the proposed POS corridor will retain this view, even if with some proposed development.

## **Policy H1**

It would be helpful to include saved Policy H4 sites from the UDPR and proposed sites in the Site Allocations Plan in Figure 15. The proposed housing sites in the Site Allocations Plan should also be identified in the Proposals Map at the start of Section 7.



# Appendix 6 - Responses to Consultation on Proposed Local Green Spaces



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## Local Green Space Consultation

Owners of the land which is proposed to be designated as Local Green Space were contacted twice for their comments, the first time in January 2021 and again in August 2022. Only two responses were received which are described below.

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## Land off Church Lane, opposite Adel Church

One response was received to the first round of letters that were sent, from one of the owners of the land off Church Lane, opposite Adel Church (Site 1 in Policy CFSG4).

They objected to their land being designated as Local Green Space for two main reasons:

1. the land is part of site HG2-18 in the Council's adopted Site Allocation Plan (SAP) and this is allocated for housing; and
2. the land does not meet the criteria for Local Green Space.

Regarding the first point, HG2-18 is allocated for housing with a capacity of 104 units. Although the eastern boundary of the site as shown in the SAP abuts Church Lane the Site Requirements section states:

*No built development should take place on the fields to the east of the Beck, which should retain a natural rural character.*

Planning consent has been granted for construction of 104 dwellings to the west of Adel Beck and, as at the date of submission of the Neighbourhood Plan for review and adoption, construction is taking place.

Our view is that there is no contradiction between Site 1 being allocated as Local Green Space and it being located within the bounds of HG2-18 in the SAP; indeed the Site Requirements emphasise the importance of retaining the rural character to the east of Adel Beck and so support the designation.

On the owners' second point (that the land does not meet the criteria for designation as Local Green Space), we disagree. Our views on the three criteria are:

# Appendix 6 - Responses to Consultation on Proposed Local Green Spaces



1. the land must be in close proximity to the community it serves: given that it is located opposite the historic Adel Church (a centre for the community) we cannot see how it could be in any closer proximity;
2. demonstrably special: the Council's SAP identifies the rural character as being important, the Adel-St Johns Conservation Area Appraisal and Management Plan stresses the importance of the setting of the area and the retention of open views and in our consultation with residents the preservation of the green and semi-rural feel of the area has been consistently one of the top issues raised; and
3. local in character and not an extensive tract of land: the land very much reflects the local, semi-rural nature of this part of Adel. We are not clear exactly what would class as 'extensive' but the Site was originally part of an arable field and we do not believe that any reasonable definition would count this as extensive.

Having considered all the owners' objections we do not believe that they are valid and so the land has remained as proposed Local Green Space in the submitted Neighbourhood Plan.

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## Land adjacent to Bedquilts Playing Fields

One response was received from Leeds University which owns the land adjacent to Bedquilts Playing Fields which was proposed to be classified as Local Green Space. In their response the University raised two main concerns:

1. Policy CFSG4 - the proposed Local Green Space area marked as Site 2 in the then-current draft Plan should not be designated as such; and
2. Policy CFSG3 - a reference to land owned by Leeds University being suitable for a childrens' play area and available for negotiation should be removed as the University had previously stated that they would not agree to this use of their land.

In respect of point 1, the University argued that the site was of no special value (and hence its listing wasn't justified) and it should not be listed as it was already identified as Green Belt and hence already enjoyed protection. We do not accept the argument that the land has no special

# Appendix 6 - Responses to Consultation on Proposed Local Green Spaces



value to the community but agree after checking that it is already identified as Green Belt. It has been removed from the list of proposed Local Green Spaces in Policy CFSG4 due to its existing protection but it should be noted that it is an important piece of land and, should the Green Belt designation be removed in a future update to the Council's policies, then we expect it then be designated as Local Green Space.

In respect of point 2, we agreed that the drafting reflected an out of date position and Policy CFSG3 has been changed accordingly.

# Appendix 7 - Resident Responses to Final Consultation



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## By Email

Nine residents sent email responses to the Final Consultation and request for comments. Only one raised any substantial concerns about the document which had been sent out. These were:

1. A feeling that his area of Adel (at the north western edge of the Plan area) did not have the same focus as other areas; and
2. That areas marked as LCA3, LCA4 and LCA12A would be suitable for future housing development and that smaller and cheaper housing is required.

A reply was sent suggesting, in respect of item 1 above, that he provides some examples of why he feels that not all areas have been treated equally but no response has been received. In respect of item 2, we stated that a planning application had been submitted for development of LCA12A (the old Adel Reformatory) which had been broadly supported by the Forum, but that development on the other two areas went against all the feedback we had received over many years from other residents who were concerned about the gradual encroachment of the urban area into the green fields between Adel and Bramhope and we therefore couldn't support this suggestion.

All the other emailed responses were supportive, with some minor wording changes made as a result of the feedback but no policy changes.

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## Consultation Events

In total we estimate that over a hundred people attended one of the three consultation events. An attendance register was kept for each event which were signed by a total of 52 people but most people didn't sign unless specifically asked to and, given that members of the Forum Steering Group who were present were often talking to residents, not everyone did register their attendance.

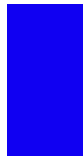
All those who did register were asked to say whether they supported the Plan or not: and all who did comment said they supported the Plan except for three who said they would look online and subsequently sent an email to confirm their support.

# Appendix 7 - Resident Responses to Final Consultation



Sheets were provided for residents to leave written comments at the consultation events but none were completed.

# Appendix 8 - Other Responses to Final Consultation



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## Statutory Consultees

A list of 60 named statutory consultees was provided by officers from Leeds CC and emails were sent to all 60 on the list. Local businesses were not emailed as we do not have a comprehensive contact list for all in the area but leaflets were delivered to all premises in the area, which would also include any small businesses being run from home.

Four of the statutory consultees responded to our emails regarding the consultation on the draft Plan. They were:

- Historic England;
- Coal Authority;
- Barnsley MBC; and
- National Highways.

All were neutral and said they had no comments to make.

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## Business Comment

A comment was received from Weetwood Developments Limited. They are the owners of the site of the former Weetwood Police Station and have subsequently applied for planning consent to demolish the existing buildings and erect a substantial block of flats on the site.

The comments were generally supportive but they had one concern over the wording in Policy H3 (which has now been re-numbered to H2) which originally emphasised the need for smaller, 2 or 3 bedroom properties to be available for sale. As their proposed development would be aimed exclusively at the rental market they asked for the wording to be changed so that the need for smaller properties would encompass properties built for rental as well as purchase.

Our view is that the two groups who are least well represented in terms of housing availability in the area are older residents, currently living in a large house who wish to downsize their property but remain in the area where they are settled, and younger residents, either wanting to move into the area or who are renting here and would like to buy their first property but who are unable to afford the large

# Appendix 8 - Other Responses to Final Consultation



executive-style detached houses that developers generally want to build.

We recognise that affordable rental properties do help to create a vibrant community but there are already properties in the area which are rented out and these do not address the needs of either of the groups noted above. We have taken the view that it would be wrong to specifically highlight a need for rental properties but also that the original drafting is overly constraining, and have therefore changed Policy H2 to reflect the need for smaller, open market housing without specifically identifying whether it would be for purchase or rental.

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## Leeds City Council

A long and very comprehensive response was received from Leeds City Council. The main points are summarised below with a note as to the actions taken.

### **Natural and Built Heritage Policies**

There was significant feedback on these policies with many of the comments relating to the suggestion that more background information could be provided to demonstrate the value of the heritage that the Plan seeks to protect. Much of this has already been documented in the Adel Neighbourhood Design Statement and the draft Neighbourhood Plan did acknowledge that it was based on the foundation of the Design Statement. However the connection between the two was clearly not explained well enough.

Rather than transcribing or rewriting significant parts of the Neighbourhood Design Statement into the main body of the Neighbourhood Plan it was agreed to incorporate references to relevant parts of the Design Statement instead and then to include the Design Statement as an Appendix to the main Plan document.

### **Character and Design Policies**

# Appendix 8 - Other Responses to Final Consultation



It was suggested that we could have said more about addressing environmental and climate issues when considered planning applications. Some wording has been added regarding design standards as this is consistent with comments we have made on recent planning applications.

A specific comment was made about flood risk and, while some areas of Adel are occasionally susceptible to flooding, it is felt that this would be adequately dealt with by the normal planning review and so no change was made.

## **Housing Policies**

Comments were made about the section referring to the Adel Reformatory site but as planning consent has now been granted for this and building work is underway the section has been deleted in its entirety.

## **Community Facilities and Green Space Policies**

It was suggested that some of these Policies were overly restrictive. Some rewording to remove those restrictions has been incorporated.

The reviewer suggested some drafting changes in respect of the provision of school places in the area. It is widely felt within Adel that there is insufficient capacity already within our two schools and it is not seen as credible to make some of the changes that were suggested.

Clarification has been made as to the target age range for a childrens play area to be developed if suitable land can be found.

Regarding rights of way and enhanced opportunities for walking and cycling to nearby destinations some changes have been made to make the Plan more consistent.

## **Retail and Business Policies**



# Appendix 8 - Other Responses to Final Consultation



Minor drafting changes made to reflect comments.

## **Highways and Traffic Policies**

Some wording changes to take account of the comments.

## **Implementation**

Detailed recommended changes made.

# Appendix 9 - List of Attachments



The following list shows various documents from the consultation events mentioned in this statement which are provided as attachments to the statement.

- CS Attachment 1 - Article for Adel Bells on Establishment of Forum.pdf
- CS Attachment 2 - Analysis of October 2013 Survey Results.pdf
- CS Attachment 3 - Survey Outcome October 2013.pdf
- CS Attachment 4 - Policy Intentions Document.pdf
- CS Attachment 5 - Questionnaire on Policy Intentions Document.pdf
- CS Attachment 6 - Some Responses to PID Questionnaire.pdf
- CS Attachment 7 - Email to Residents July 2016 regarding Consultation.pdf
- CS Attachment 8 - Leaflet Distributed for 2016 Consultation on Draft Plan.pdf
- CS Attachment 9 - 2016 Questionnaire on Draft Plan.pdf
- CS Attachment 10 - Summary of Resident Responses on Priority Issues.pdf
- CS Attachment 11 - 2019 External Healthcheck.pdf
- CS Attachment 12 - Sample of Letters Sent to Owners of Proposed Greenspace Land Jan 2021.pdf
- CS Attachment 13 - Leaflet Distributed to Residents and Businesses for Final Consultation.pdf
- CS Attachment 14 - Sample of Letters Sent to Owners of Proposed Greenspace Land for Final Consultation.pdf
- CS Attachment 15 - List of Statutory Consultees Provided by Leeds CC Contacted Via Email.pdf
- CS Attachment 16 - Article for Adel Bells Parish Magazine Submitted Dec 2022 to Update Residents.pdf
- CS Attachment 17 - List of Evidential Support.pdf

