

Leeds City Council

Decision Statement – Adel Neighbourhood Development Plan

Planning & Compulsory Purchase Act 2004 and The Neighbourhood Planning (General) Regulations 2012

Regulation 18 Decision Statement

1. Summary

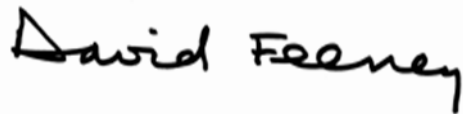
- 1.1 Following an independent examination, Leeds City Council now confirms that it is making modifications to the Adel Neighbourhood Development Plan (Adel Neighbourhood Plan) as set out in Table 1 below. The Plan will then proceed to a Neighbourhood Planning Referendum.
- 1.2 In accordance with the independent examiner's recommendations, the Adel Neighbourhood Plan will proceed to referendum within the Adel Neighbourhood Area as formally designated, as an adjustment to earlier designations, by Leeds City Council on 6th November 2013.
- 1.3 This Decision Statement, the examiner's report and the draft Adel Neighbourhood Plan and supporting documentation are available on the Council's website:
<https://www.leeds.gov.uk/planning/planning-policy/neighbourhood-planning/adel-neighbourhood-plan>
- 1.4 They are also on the Adel Neighbourhood Plan website:
<https://adelneighbourhoodforum.org/>.

2. Decisions and Reasons

- 2.1 The examiner has concluded that subject to the specified modifications being made to the Plan, the Adel Neighbourhood Plan meets the Basic Conditions stated and other relevant legal requirements.
- 2.2 The Council accepts all of the modifications and optional modifications and the reasons put forward by the examiner for them. The examiner's reasons and Recommendations are set out in Tables 1 (Modifications) and 2 (Optional Modifications), followed by the Council's decisions.

- 2.3 The Council is satisfied that subject to the modifications specified in Tables 1 and 2 below the Plan meets the relevant Basic Conditions mentioned in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990, is compatible with the Convention Rights and complies with the provision made by or under s38A and s.38B of the Planning & Compulsory Purchase Act 2004.
- 2.4 To meet the requirements of the Localism Act 2011, a referendum which poses the question “Do you want Leeds City Council to use the Neighbourhood Plan for Adel to help it decide planning applications in the neighbourhood area?” will be held in the Adel Neighbourhood Area.

Signed

A handwritten signature in black ink that reads "David Feeney". The signature is written in a cursive style with a clear, legible font.

David Feeney, Chief Planning Officer

Date: 16 May 2024

TABLE 1 Schedule of Modifications Recommended in the Examiner’s Report

Modification Number	Page/Part of the Plan	Examiner’s recommended changes	Examiner’s reason	Leeds City Council’s decision
M1	Page 8 Figure 1	Update and amend the map, title and key to Figure 1 to read “Adel Neighbourhood Area.”	The Figure uses an out-of-date base map and includes a key suggesting it is a “ <i>proposed</i> ” boundary and dating it as September 2013.	Agree to modify the map, title and key as indicated to comply with the examiner’s recommendations.
M2	For all Policy wording	Present each Policy in a consistent format that clearly distinguishes it from the rest of the text (such as through the use of a tinted box).	There is a lack of clarity as to what comprises the Plan policies. Policies need to be clearly distinguished from the rest of the Plan so there is no ambiguity for either applicants or decision makers. This is usually achieved by presenting them in distinctly coloured boxes.	Agree to modify the Policy format as indicated to comply with the examiner’s recommendations.
M3	For all Figures within the Plan	Update and amend the Plan’s Figures as recommended in the report and provide each Figure with a source.	There are a small number of presentational issues. A variety of photographs are provided throughout the document. Their location is not identified, and the majority lack any identifying descriptor. A number of the Plan’s Figures contain additional information which is not relevant to their purpose and the source of the information shown is not always clear. Some Figures use an out-of-date map.	Agree to modify the Figures as indicated to comply with the examiner’s recommendations.
M4	Page 29 Policy NBH1	Amend Policy NBH1 to replace “ <i>as described within the Adel Landscape Character Assessment (2017) – see Appendix 3.</i> ” with “and have regard to the Adel Neighbourhood Landscape Character Assessment (2017).”	As drafted the Policy is not “ <i>unambiguous</i> ” as required by national planning policy (Paragraph 16, NPPF) because it is unclear whether the text provided in the “ <i>Detail</i> ” is intended to be part of Policy NBH1. Much of this extended text is too prescriptive and not “ <i>prepared positively</i> ” (Paragraph 16, NPPF) in stating when development “ <i>will not be supported</i> ”, “ <i>will be resisted</i> ” or “ <i>will only be supported</i> ”.	Agree to modify the Policy format as indicated to comply with the examiner’s recommendations.

			<p>Having considered the Neighbourhood Forum’s response to my request for clarity on the scope of the Plan’s policies I consider the most effective way for Policy NBH1 to meet the Basic Conditions is by expecting development to have regard to the Landscape Character Assessment. The remaining text presented as “Detail” should be presented as being in support of and not part of the Policy. It should be drafted with positive intent.</p> <p>Policy NBH1 does not meet the Basic Conditions</p>	
M5	<p>Pages 29-30</p> <p>Policy NBH1</p>	<p>Amend the supporting text on pages 29 and 30 by:</p> <ul style="list-style-type: none"> • p29, paragraph 2 - delete second sentence beginning “Development which” • p29, paragraph 3 – replace final sentence with “Development should respect the defining qualities and composition of such views across Adel’s landscape” • p29, paragraph 5 – replace “will only be supported where it can be demonstrated” with “should demonstrate” • p30, paragraph 2 – replace final sentence with “Development should respect buffer zones and sustain wider 	<p>Much of this extended text is too prescriptive and not “prepared positively” (Paragraph 16, NPPF) in stating when development “will not be supported”, “will be resisted” or “will only be supported”.</p> <p>The remaining text presented as “Detail” should be presented as being in support of and not part of the Policy. It should be drafted with positive intent.</p>	<p>Agree to modify the text as indicated to comply with the examiner’s recommendations.</p>

		green infrastructure links (see Figure 7)”		
M6	Page 35 Policy NBH2	Retitle Policy NBH2 at “Trees, hedgerows and woodlands” and clarify the Policy relates only to paragraph 1 on page 35.	The Policy title does not relate well to the content of the Policy which goes well beyond trees and extension of tree cover. As drafted the Policy is not “ <i>unambiguous</i> ” as required by national planning policy (Paragraph 16, NPPF) because it is unclear whether the text provided in the “ <i>Detail</i> ” is intended to be part of Policy NBH2. Policy NBH2 does not meet the Basic Conditions.	Agree to modify the title and text as indicated to comply with the examiner’s recommendations.
M7	Page 35 Policy NBH2	In page 35, paragraph 2 replace “ <i>which will result in</i> ” with “ <i>should avoid</i> ”; replace “ <i>affect</i> ” with “ <i>affecting</i> ”; and delete “ <i>will not be supported</i> ”.	Some of the extended text in “ <i>Detail</i> ” is too prescriptive and not “ <i>prepared positively</i> ” (Paragraph 16, NPPF) in stating when development “ <i>will not be supported</i> ”.	Agree to modify the text as indicated to comply with the examiner’s recommendations.
M8	Page 37 Figure 8	Provide a source for Figure 8 and amend it to show the location of trees and woodland significant to the neighbourhood area.	The source of Figure 8 is not provided, and it shows much more than the location of trees. It is titled as showing “ <i>Mature planting</i> ” but it is not clear what constitutes mature planting on the map.	Agree to modify the Figure as indicated to comply with the examiner’s recommendations.
M9	Page 38 Policy NBH3	Combine the “ <i>Policy</i> ” and “ <i>Detail</i> ” into a single Policy and: <ul style="list-style-type: none"> • Delete “<i>Aspects of</i>” • Delete the third paragraph of “<i>Detail</i>” which begins “<i>Development proposed</i>” 	As drafted the Policy is not “ <i>unambiguous</i> ” as required by national planning policy (Paragraph 16, NPPF) because it is unclear whether the text provided in the “ <i>Detail</i> ” is intended to be part of Policy NBH3. The third paragraph of this extended text duplicates existing development plan policy (Policy G8).	Agree to modify the text as indicated to comply with the examiner’s recommendations.

			Policy NBH3 does not meet the Basic Conditions.	
M10	Page 39 Figure 9	Remove information not shown in the Key from Figure 9.	The policy is supported by Figure 9 showing areas of recognised nature conservation value. The Key includes two tinted areas while the map shows four different tints. The source of the information shown is not provided.	Agree to modify the Figure as indicated to comply with the examiner's recommendations.
M11	Page 41 Figure 10	Retitle Figure 10 to reflect the range of habitats shown or remove all but deciduous woodland from the map and Key.	The Policy is also supported by Figure 10. This is titled as showing areas of deciduous woodland but also shows lowland meadow and pasture and ancient replanted woodland. The source of the information shown is not provided.	Agree to modify the Figure as indicated to comply with the examiner's recommendations.
M12	Pages 38-42 Policy NBH3	Amend the supporting text to reference areas of nature conservation value in the neighbourhood area include those shown in Figures 9 and 10 and delete references to Figure 8.	The supporting text references " <i>recognised areas of biodiversity value</i> " being shown in Figure 10 although this is titled as only showing deciduous woodland and Figure 9 is not referenced. Figure 8 is also referenced although the information relevant to biodiversity duplicates the information in Figure 9 and most of the planting shown is of significance to local character rather than biodiversity.	Agree to modify the text as indicated to comply with the examiner's recommendations.
M13	Page 43 Policy NBH4	Replace the " <i>Policy</i> " and " <i>Detail</i> " with: "The following are identified as Areas of Townscape Significance (Figure 11) because of their contribution to the character and historic interest of the neighbourhood area: <ul style="list-style-type: none">• Cookridge Gardens Estate• The Willows• Adel Lane / St Helen's Lane;	It is unclear whether the Policy also includes the section titled " <i>Detail</i> ". The Policy drafting lacks clarity in key areas. It references the importance of individual buildings when the areas are identified for their townscape significance. The final paragraph of " <i>Detail</i> " is repetitive and negatively worded in stating what " <i>will not be supported</i> ". Some of the Policy drafting is descriptive, such as the fact that areas have been identified by members of the neighbourhood forum, which is superfluous to the needs of planning policy. The overall approach lacks clarity.	Agree to modify the text as indicated to comply with the examiner's recommendations.

		<ul style="list-style-type: none"> • Friends Meeting House, New Adel Lane • Southern part Long Causeway / Smithy Mills Lane • Church Lane • Otley Road • Spring Hill • Manor House and surrounds <p>Development proposals having a significant impact on Areas of Townscape Significance should respect and respond positively to their character and qualities.”</p>	Policy NBH4 does not meet the Basic Conditions.	
M14	Page 46 Figure 11	Update Figure 11 with a larger scale map and clearer boundaries, including revised boundaries for Areas 4 and 6 as recommended	The Policy is supported by Figure 11. This shows the location of nine Areas of Townscape Significance. It also shows other extraneous information which should be removed. The scale is such that the detailed boundaries cannot be clearly seen. On request I was provided with a larger scale map showing clearer boundaries and this should replace Figure 11 in the submitted Plan.	Agree to modify the Figure as indicated to comply with the examiner’s recommendations.
M15	Pages 47-49 Policy NBH5	Delete Policy NBH5.	<p>The importance of protecting the setting of Adel Church has been a key feature in public consultation on the Plan. It has also been recognised by Historic England and was a significant consideration in relation to recent housing development in the area. The significance of some of the land to the character and setting of Adel Church was evident on my visit.</p> <p>The Policy lacks evidence for the chosen boundary. On request I was provided with no further evidence beyond it</p>	Agree to remove the Policy and supporting text as indicated to comply with the examiner’s recommendations.

			<p>being the boundary of an <i>“extended conservation area we would aspire to pursue in the future”</i>.</p> <p>The purpose of the Policy also lacks clarity. It is both to <i>“prevent further harm to.....the setting of Adel Church”</i> and to <i>“incorporate additional Conservation Assets”</i>. I was also informed that it contributed to ambitions for pedestrian access to Golden Acre Park along a historic route. It is acknowledged that some of the land identified for these other purposes <i>“does not itself contribute to protection of the Church environs”</i>. The area to be protected is shown in Figure 12 but its title does not reference the purpose of protecting Adel Church. The Policy also references protecting features <i>“within”</i> the Conservation Area although it does not overlap with the Conservation Area.</p> <p>I acknowledge the importance of some of the land identified for protecting the setting of Adel Church. Nevertheless, there is a lack of evidence supporting the boundary and the presentation and purpose of the Policy lacks clarity. The Policy is also highly restrictive in stating that the fields <i>“should not be developed further”</i>. This places an even greater onus on providing proportionate supporting evidence.</p> <p>Consequently I do not consider Policy NBH5 meets the Basic Conditions. In arriving at this conclusion I am very conscious that the neighbourhood forum has informed me that <i>“this is the issue about which the community has expressed by far the most concern throughout plan preparation”</i>. The most significant part of the area</p>	
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			proposed is also proposed in Policy CFGS4 to be designated Local Green Space. This affords it very strong protection because of its “ <i>particular local significance</i> ” and this provides significant additional protection to the setting of Adel Church as a result of the neighbourhood plan. Policy HT3 also recognises the importance of improved access along the desired route to Golden Acre Park.	
M16	Page 51 Policy CD1	Combine the “ <i>Policy</i> ” and “ <i>Detail</i> ” into a single Policy and: <ul style="list-style-type: none"> • Replace the first paragraph and beginning of the second paragraph with “Development proposals should protect or enhance the distinct character of the Adel Neighbourhood Area, including by having regard to the Adel Neighbourhood Design Statement and:” • Insert “where necessary” at the beginning of criterion 4 • Replace “<i>statement that supports a planning application</i>” with “and access statement where provided” in the last paragraph. 	The Policy drafting is unduly negative in seeking to “ <i>preserve</i> ” rather than “ <i>protect</i> ” neighbourhood character. More clarity is needed that the detailed considerations will apply only to relevant planning applications. As drafted the Policy is not “ <i>unambiguous</i> ” as required by national planning policy (Paragraph 16, NPPF) because it is unclear whether the text provided in the “ <i>Detail</i> ” is intended to be part of Policy CD1. Policy CD1 does not meet the Basic Conditions.	Agree to modify the text as indicated to comply with the examiner’s recommendations.
M17	Page 55	Combine the “ <i>Policy</i> ” and “ <i>Detail</i> ” into a single Policy and:	As drafted the Policy is not “ <i>unambiguous</i> ” as required by national planning policy (Paragraph 16, NPPF) because it	Agree to modify the text as

	Policy CD2	<ul style="list-style-type: none"> • Delete “and vistas” in the first paragraph • Insert “(Figures 14 and 15)” after “area” in the first paragraph • Delete the second sentence of the first paragraph • Replace “would” with “could significantly” in the second paragraph • Delete “shown in Figures 14 and 15” in the second paragraph 	<p>is unclear whether the text provided in the “Detail” is intended to be part of Policy CD2.</p> <p>The Policy is negatively drafted in identifying what “will not be supported”. It lacks clarity by also referencing “vistas” although no explanation of the different with “views” is provided. A requirement for all development proposals to demonstrate consideration of impact on the views and mitigation regardless of their scale or impact is unduly burdensome.</p> <p>Policy CD2 does not meet the Basic Conditions.</p>	indicated to comply with the examiner’s recommendations.
M18	Pages 57-58 Figures 14 & 15	Delete View 6 and amend the depiction of Views 8 and 9 in Figures 14 and 15.	<p>The Policy is supported by a series of views in Figures 14 and 15 which address views into and out of the Conservation Area and longer views to the east. I was informed that the identification of the views draws on the Conservation Area Appraisal and Management Plan and the Landscape Character Assessment. The views are only described and not shown on any of the Figures in the latter document.</p> <p>I visited each of the proposed views and am content with the approach except as follows:</p> <ul style="list-style-type: none"> • View 6 – This is of a different character to the other selected views and its merits relate more to the townscape character. I have recommended an alteration to an Area of Townscape Significance addressed in Policy NBH4 to address this 	Agree to modify the Figures as indicated to comply with the examiner’s recommendations.

			<ul style="list-style-type: none"> • View 8 – The view is wrongly located and should be moved approximately 20m west to avoid being restricted by the Richmond Oval. The field of view is much more limited than shown and should not go south of the Ring Road • View 9 – The view is wrongly located where there is no public access. It should be moved to the corner of the public footpath south east of Adel Primary School <p>The three views in Figure 15 are depicted differently to those in Figure 14 with a broad field of view. This is appropriate given their long range nature but the angle shown is indicative and this should be reflected in the Key.</p>	
M19	Page 60 Policy H1	M19 – Combine the “Policy” and “Detail” into a single renamed Policy: “Urban boundary - The boundary of the Major Urban Area in Adel neighbourhood area is shown in Figure 16.”	<p>Policy H1 serves no clear purpose as it repeats existing development plan policy in the Site Allocation Plan and Local Plan Spatial Policy 1 (which defines the Main Urban Area of Leeds (including Adel) and addresses the role of infill sites).</p> <p>I recommend recasting the Policy to show the Main Urban Area boundary as updated to address recent housing development. In this way Policy H1 provides an up to date and more local definition of the urban area which would be read in conjunction with other development plan policies, including Local Plan Spatial Policy 1.</p> <p>As drafted the Policy is not “<i>unambiguous</i>” as required by national planning policy (Paragraph 16, NPPF) because it</p>	Agree to modify the text as indicated to comply with the examiner’s recommendations.

			<p>is unclear whether the text provided in the “Detail” is intended to be part of Policy H1.</p> <p>Policy H1 does not meet the Basic Conditions.</p>	
M20	<p>Page 62</p> <p>Figure 16</p>	<p>Replace Figure 16 as recommended</p>	<p>The Policy is supported by Figure 16 which shows the boundary of the Main Urban Area updated to address recent housing development. On request I was provided with a clearer map of the updated boundary which also excludes the additional superfluous tints in Figure 16. I recommend recasting the Policy to show this updated boundary provided by Leeds City Council except that the boundary should run along the edge of the new development in allocation HG2-18 and not include the open land between the beck and Church Lane. In this way Policy H1 provides an up to date and more local definition of the urban area which would be read in conjunction with other development plan policies, including Local Plan Spatial Policy 1.</p>	<p>Agree to modify the Figure as indicated to comply with the examiner’s recommendations.</p>
M21	<p>Pages 60-61</p> <p>Policy H1</p>	<p>Make consequential changes to the supporting text, including to the title of this section which now relates to the location of the urban boundary following recent developments and not to housing.</p>	<p>The supporting text provided in the “Detail” lacks clarity. It is a mix of explanation and generic policy intent and is not “clearly written and unambiguous” (paragraph 16, NPPF). It also duplicates existing development plan policy and national planning policy (Section 11, NPPF).</p> <p>The supporting text needs to be changed to reflect the modified wording of Policy H1.</p>	<p>Agree to modify the text as indicated to comply with the examiner’s recommendations.</p>
M22	<p>Page 63</p> <p>Policy H2</p>	<p>Delete Policy H2.</p>	<p>This policy supports residential development providing for a mix of dwelling types and sizes, including addressing a need for smaller (2 or 3 bedroom) open market homes and bungalows.</p>	<p>Agree to remove the Policy and supporting text as indicated to comply with the</p>

			<p>The Policy is supported by an independently prepared Housing Market Assessment prepared in 2014. I was informed no more recent Housing Market Assessment was available and note Leeds City Council's Strategic Housing Market Assessment is only a little more recent (2017) and does not include information at the level of the neighbourhood area.</p> <p>As well as being more than ten years old the Housing Market Assessment does not provide a strong evidence base for the approach in Policy H2 to favour 2 or 3 bedroom houses and bungalows. Bungalows are not referenced at all and the overall conclusion is to support half of new homes being 2 bedroom and half to be 3 or 4 bedroom.</p> <p>Policy H2's intentions to seek new homes that respond to local needs is sound but it is not supported by an effective or up to date evidence base. The general need to relate new homes to local need is addressed in Local Plan Policy H4. Adel Neighbourhood Forum drew my attention to a 2019 report by Leeds City Council recognising the need to clarify Local Plan Policy H4 given only slight improvements in the mix. It would be appropriate for this to be undertaken through the neighbourhood plan but this would require a robust evidence base. This is not available.</p> <p>Policy H2 does not meet the Basic Conditions.</p>	examiner's recommendations.
M23	Page 67 Policy CFGS1	Combine the "Policy" and "Detail" into a renamed single Policy:	The Policy is consistent with Local Plan Policy P9. I visited each of the facilities identified and am satisfied that they make an important contribution. It would be helpful to include a Figure locating each of the identified facilities	Agree to modify the text and insert Figure as indicated to comply with the

		<p>“Protecting important community facilities</p> <p>The following community facilities (Figure ?) are identified as particularly important to Adel:</p> <ol style="list-style-type: none"> 1. The Old Stables, Back Church Lane; 2. Adel War Memorial Association (incorporating Adel Sports and Social Club), Church Lane; 3A. Adel Methodist Church, Holt Lane; 3B. Adel Methodist Church Hall, Gainsborough Avenue; 4. Adel and Ireland Wood Community Centre, New Adel Lane; and 5. Friends Meeting House, New Adel Lane. <p>Where proposals for development would result in the loss of or significant harm to an important community facility, satisfactory alternative provision should be made elsewhere within the community if a sufficient level of need is identified.”</p>	<p>and on request a suitably presented Figure was provided by the neighbourhood forum. This shows five rather than six important community facilities because Adel Methodist Church and Adel Methodist Church Hall are located adjacent to one another. The numbering in the Figure and the Policy should be consistent.</p> <p>The Policy duplicates its own approach to addressing development that would result in harm or loss of a community facility in its first and last paragraph and I recommend an approach consistent with that in Local Plan Policy P9.</p> <p>Additionally, the Policy identifies five categories of community activity for which there is an “<i>identified shortage</i>” and where development providing them will be welcomed. On request I was informed the “<i>identified shortage</i>” comprised feedback during public consultation over the Plan. This lacks the robustness needed to provide suitable evidence for the Policy.</p> <p>As drafted the Policy is not “<i>unambiguous</i>” as required by national planning policy (Paragraph 16, NPPF) because it is unclear whether the text provided in the “<i>Detail</i>” is intended to be part of Policy CFGS1.</p> <p>Policy CFGS1 does not meet the Basic Conditions.</p>	<p>examiner’s recommendations.</p>
M24	<p>Page 69</p> <p>Policy CFGS2</p>	<p>Combine the “<i>Policy</i>” and “<i>Detail</i>” into a single Policy:</p> <p>“Development proposals which increase primary school capacity</p>	<p>The Policy drafting lacks clarity and as drafted the Policy is not “<i>unambiguous</i>” as required by national planning policy (Paragraph 16, NPPF) because it is unclear whether the text provided in the “<i>Detail</i>” is intended to be part of Policy CFGS2.</p>	<p>Agree to modify the text as indicated to comply with the</p>

		and/or health provision in the neighbourhood area will be supported subject to consideration of their impact on highway capacity and local amenity.”	Policy CFGS2 does not meet the Basic Conditions.	examiner’s recommendations.
M25	Page 71 Policy GFGS3	Combine the “Policy” and “Detail” into a single Policy: “A development proposal providing for a new gated play area for younger children will be supported in a suitable location that can be easily and safely accessed by the community and subject to consideration of the impact on immediate neighbours.”	Policy CFGS3 is positive and enabling. As drafted the Policy is not “unambiguous” as required by national planning policy (Paragraph 16, NPPF) because it is unclear whether the text provided in the “Detail” is intended to be part of Policy CFGS3. On request I was informed that “younger children” is defined as pre-school age or very early school years (Key Stage 1) aged children and suggest this is referenced in the supporting text. Policy CFGS3 does not meet the Basic Conditions.	Agree to modify the text as indicated to comply with the examiner’s recommendations.
M26	Page 73 Policy GFGS4	Combine the “Policy” and “Detail” into a single Policy: “The following areas are designated as Local Green Space: •” [List eight areas and use consistent names throughout the Policy, Justification, Figure 17 and Annex]	The information provided is the bare minimum necessary and Figure 17 is at a scale that makes it difficult to determine the precise boundaries for each Local Green Space. There are mismatches in the naming of the Local Green Spaces and eight Local Green Spaces are shown in Figure 17 and justified in the supporting text but only seven are included in Policy CFGS4 and the Annex. I consider Site 8 – Adel Community Garden – meets the criteria for designation. I visited each of the proposed Local Green Spaces and generally concur with the justification provided and the proposed boundary subject to the following	Agree to modify the text as indicated to comply with the examiner’s recommendations.

			<ul style="list-style-type: none"> • Site 3 – the area between Lawnswood Arms car park and Otley Road serves the same function as the area proposed to the north • Site 4 – this is located at Derwent Drive and Sir George Martin Drive not “<i>Adel Green</i>” <p>As drafted the Policy is not “<i>unambiguous</i>” as required by national planning policy (Paragraph 16, NPPF) because it is unclear whether the text provided in the “<i>Detail</i>” is intended to be part of Policy CFGS4. Much of this text is descriptive and inappropriate for inclusion in a planning policy.</p> <p>Policy CFGS4 does not meet the Basic Conditions.</p>	
M27	Page 77 Policy GFGS4	Provide a Figure(s) at a scale allowing the detailed boundaries of each Local Green Space to be determined with Site 3 extended as recommended.	<p>Figure 17 is at a scale that makes it difficult to determine the precise boundaries for each Local Green Space. There are mismatches in the naming of the Local Green Spaces and eight Local Green Spaces are shown in Figure 17 and justified in the supporting text but only seven are included in Policy CFGS4 and the Annex.</p> <p>I visited each of the proposed Local Green Spaces and generally concur with the justification provided and the proposed boundary subject to the following</p> <ul style="list-style-type: none"> • Site 3 – the area between Lawnswood Arms car park and Otley Road serves the same function as the area proposed to the north • Site 4 – this is located at Derwent Drive and Sir George Martin Drive not “<i>Adel Green</i>” 	Agree to provide Figures as indicated to comply with the examiner’s recommendations.

M28	Page 79 Figure 19	Provide Figure 19 showing the area of Green Belt as designated in the development plan.	Although not directly relevant to Policy CFGS4 it is supported by Figure 19 showing the location of the Green Belt within the neighbourhood area. University of Leeds has made representations querying the accuracy of the Green Belt area shown.	Agree to modify the Figure as indicated to comply with the examiner's recommendations.
M29	Page 80 CFG55	<p>Combine the <i>"Policy"</i> and <i>"Detail"</i> into a single Policy and:</p> <ul style="list-style-type: none"> • Delete paragraphs 1 and 2 • Replace <i>"Figures 17 and 18"</i> with <i>"Figures 8, 9, 10, 17 and 18 and including the Leeds Habitat Network"</i> [or insert a single Figure which shows this information in a single location] • Insert <i>"where appropriate"</i> at the end of the second bullet • Delete <i>"in the Neighbourhood Plan Area"</i> in the third bullet • Delete <i>"and"</i> in the fourth bullet • Delete the fifth bullet 	<p>The purpose of Policy CFGS5 is unclear as it combines different intentions relating to active travel and green infrastructure. The active travel issues are best addressed in Policy HT3 and I recommend repurposing Policy CFGS5 as a means to strengthen the Local Green Infrastructure Network with some minor redrafting to improve clarity. Figure 20 should be deleted and key elements incorporated in a revised Figure 23. The supporting text should be updated to reflect the green infrastructure role of the revised Policy.</p> <p>The Policy defines the Local Green Infrastructure Network in terms of the green space shown in Figures 17 and 18. This omits important areas shown in Figures 8, 9 and 10 and those parts of the Leeds Habitats Network located in the neighbourhood area. Each of these should be referenced in the Policy if it is not possible to create a new Figure which combines them to show the Local Green Infrastructure Network in a single location. 33</p> <p>As drafted the Policy is not <i>"unambiguous"</i> as required by national planning policy (Paragraph 16, NPPF) because it is unclear whether the text provided in the <i>"Detail"</i> is intended to be part of Policy CFGS5.</p>	Agree to modify the text and Figures as indicated to comply with the examiner's recommendations.

			Policy CFGS5 does not meet the Basic Conditions.	
M30	Page 82 Figure 20	Delete Figure 20.	Figure 20 should be deleted and key elements incorporated in a revised Figure 23.	Agree to remove the Figure as indicated to comply with the examiner's recommendations.
M31	Page 84 Policy RB1	Combine the "Policy" and "Detail" into a single Policy and: <ul style="list-style-type: none"> • Replace the first paragraph with "Development proposals which protect or enhance the range of local shops, services and facilities and/or which strengthen the vitality and viability of Adel's shopping parades (Figure 21) will be supported." • Delete the second paragraph • Replace "individual proposals will not generate" with "avoid" in the first bullet • Insert "provide satisfactory" at the beginning of the second bullet; delete "can be satisfactorily provided" and add "significantly" after "without" • Delete "proposals should" in the third bullet 	As drafted the Policy is not "unambiguous" as required by national planning policy (Paragraph 16, NPPF) because it is unclear whether the text provided in the "Detail" is intended to be part of Policy RB1. Some supporting text in the "Detail" is descriptive and inappropriate for planning policy. I recommend minor improvements to the drafting to improve its clarity. Policy RB1 does not meet the Basic Conditions.	Agree to modify the text as indicated to comply with the examiner's recommendations.

		<ul style="list-style-type: none"> Replace “<i>would generally also</i>” with “will” in the fourth paragraph 		
M32	Page 86 Figure 21	Update Figure 21 as recommended	<p>The Policy is supported by Figure 21 showing four distinct “<i>Shopping Parade Areas</i>”. Figure 21 shows extraneous information which should be removed and lacks a Key in the format of the Plan’s other Figures. I visited each of the areas shown and recommend modifications to two of them:</p> <ul style="list-style-type: none"> Otley Road/The Crescent – 427-433 Otley Road should be included and the road area of The Crescent excluded (creating two distinct parades) Between Farrar Lane and Holt Lane – exclude the residential access and dwelling at 499 Otley Road between the petrol station and 495 Otley Road and the minor rear access roads within the retail parade <p>I was provided with an updated and improved Figure but this is not entirely accurate – for example, Lawnswood Arms includes the whole area between Otley Road and Gainsborough Avenue. It also includes a new area near Woodlands Grove. This would need to have been included in the submitted Plan to be considered.</p>	Agree to modify the Figure as indicated to comply with the examiner’s recommendations.
M33	Page 87 Policy RB2	Delete Policy RB2.	<p>The Policy is based on a justification that there has been a “<i>disproportionate increase</i>” in the number of hot food takeaways which is harming the vitality and viability of the parades, undermining character and failing to support policies to tackle obesity. There is evidence of local</p>	Agree to remove the Policy and supporting text as indicated to comply with the

			<p>support for a restrictive approach in the outcomes of an Open Day in 2013 and work on the Neighbourhood Design Statement in 2014.</p> <p>On requesting further evidence to support the Policy I was informed it is <i>“is based on the expressed wish of residents to maintain a range of shops in the area so that they can ‘Shop Local’.</i> Many feel that any further increase in takeaways would be disproportionate given the relatively small scale of shopping parades available in Adel”. These are understandable concerns but the Policy is highly restrictive and has neither a robust nor up to date evidence base. It is not appropriate to introduce such a restrictive approach on the basis of such limited and dated evidence.</p> <p>Policy RB2 does not meet the Basic Conditions.</p>	<p>examiner’s recommendations.</p>
M34	<p>Page 89</p> <p>Policy RB3</p>	<p>Combine the <i>“Policy”</i> and <i>“Detail”</i> into a single Policy and:</p> <ul style="list-style-type: none"> • Delete the bracketed text and from <i>“providing”</i> to the end of the first paragraph • Replace <i>“would”</i> with <i>“will”</i> before <i>“be supported”</i> in the first paragraph • Replace <i>“must”</i> with <i>“should”</i> in the second paragraph 	<p>Policy RB3 is positive and enabling. As drafted the Policy is not <i>“unambiguous”</i> as required by national planning policy (Paragraph 16, NPPF) because it is unclear whether the text provided in the <i>“Detail”</i> is intended to be part of Policy RB3.</p> <p>The examples of appropriate services should be provided in the supporting text. It is unnecessary to reference a requirement for proposals to meet other policy requirements as all development plan policies apply to any planning application. The Policy is unduly directional in stating what <i>“must”</i> be provided.</p> <p>Policy RB3 does not meet the Basic Conditions.</p>	<p>Agree to modify the text as indicated to comply with the examiner’s recommendations.</p>

M35	Page 92 Policy HT1	Delete Policy HT1.	<p>As drafted the Policy is not <i>“unambiguous”</i> as required by national planning policy (Paragraph 16, NPPF) because it is unclear whether the text provided in the <i>“Detail”</i> is intended to be part of Policy HT1. Much of the supporting text in the <i>“detail”</i> is descriptive and not appropriate for inclusion in planning policy.</p> <p>The intended Policy is an aspirational statement and does not serve a useful purpose. The matters raised are either addressed in existing development plan policy (e.g. Local Plan Policy T2) or are non-planning considerations. It would be appropriate for the neighbourhood plan to address specific issues relating to <i>“rat runs”</i> or other pinch points where congestion is an issue but this would require a robust evidence base identifying these locations. This is not available.</p> <p>Policy HT1 does not meet the Basic Conditions.</p>	Agree to remove the Policy and supporting text as indicated to comply with the examiner’s recommendations.
M36	Page 95 Policy HT2	<p>Combine the <i>“Policy”</i> and <i>“Detail”</i> into a single Policy and:</p> <ul style="list-style-type: none"> • Replace the first paragraph with “Development proposals which would result in the loss of existing off street parking provision servicing the Adel Shopping Parades (Figure 22) should make provision for replacement or additional parking provision in a suitable nearby alternative location.” 	<p>The Policy is negatively worded in stating what <i>“will not be supported”</i>. As drafted the Policy is not <i>“unambiguous”</i> as required by national planning policy (Paragraph 16, NPPF) because it is unclear whether the text provided in the <i>“Detail”</i> is intended to be part of Policy HT2.</p> <p>Policy HT2 does not meet the Basic Conditions.</p>	Agree to modify the text as indicated to comply with the examiner’s recommendations.

		<ul style="list-style-type: none"> • In the second paragraph: <ul style="list-style-type: none"> ▪ Insert “or additional” after “provision of” ▪ Replace “greater level of” with “significant increase in” 		
M37	Page 97 Figure 22	Replace Figure 22 with a map showing the areas of parking serving the shopping parades	The Policy is supported by Figure 22 although this is virtually identical to Figure 21 and does not show the location of the parking for the shopping parades as intended	Agree to modify the Figure as indicated to comply with the examiner’s recommendations.
M38	Page 98 Policy HT3	Combine the “Policy” and “Detail” into a single Policy and: <ul style="list-style-type: none"> • Delete the sentence beginning “Cycling and pedestrian infrastructure” • Insert “(including the aspirational proposals in Figure 23)” at the end of the first bullet 	As drafted the Policy is not “unambiguous” as required by national planning policy (Paragraph 16, NPPF) because it is unclear whether the text provided in the “Detail” is intended to be part of Policy HT3. Policy HT3 does not meet the Basic Conditions.	Agree to modify the text as indicated to comply with the examiner’s recommendations.
M39	Page 102 Figure 23	Amend Figure 23 to include existing cycling, bridleway and pedestrian routes and aspirations and retitle it as “Existing and aspirational improvements to cycle, pedestrian and bridleway connections”.	The Policy is support by Figure 23 showing a number of desired improvements to cycling connections, although the Figure is not directly referenced in the Policy and contains much extraneous information. I recommend that the aspirations in Figure 20 for pedestrian routes are combined with Figure 23 into a single Figure which supports Policy HT3. The revised Figure should clearly distinguish between existing routes and aspirational ones	Agree to modify the Figure as indicated to comply with the examiner’s recommendations.

			and whether the existing or aspirational use is on foot, bike or horse or a combination of these. It should address inconsistencies in the routes shown differently in Figures 20 and 23. On request Leeds City Council has provided a copy of the Definitive Map for the neighbourhood area which provides a base. This also addresses representations from Leeds Local Access Forum. The neighbourhood forum has confirmed the future intentions are aspirational routes and there is no additional evidence supporting them.	
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TABLE 2 Schedule of Optional Modifications Recommended in the Examiner's Report

Optional Modification Number	Page/Part of the Plan	Examiner's recommended changes	Examiner's reason	Leeds City Council's decision
OM1	Throughout the Plan	Provide references for all the evidence base documents used in the Plan in an Appendix along with links where available and consider providing a section of the Neighbourhood Forum's website which brings together as many documents as possible in the Plan's evidence base into a single location.	The Plan includes references to a number of documents which comprise the evidence base. It does not provide details or links to many of these documents and there is no single source for the Plan's evidence base provided in an Appendix or online beyond the documents submitted with the Plan.	Agree to modify the evidence base documents as indicated to comply with the examiner's recommendations.
OM2	Throughout the Plan	Consider providing Paragraph numbers.	The lack of paragraph numbers makes navigation and referencing difficult.	Agree to modify the Plan format as indicated to comply

				with the examiner's recommendations.
OM3	Throughout the Plan	Rename " <i>Adel Landscape Character Assessment</i> " as "Adel Neighbourhood Landscape Character Assessment" throughout the Plan.	For accuracy and consistency.	Agree to modify the text as indicated to comply with the examiner's recommendations.
OM4	Page 32 Figure 5	Amend Figure 5 to remove extraneous information and show only the "Major Development Sites".	Figure 5 is not necessary for Policy NBH1 but it should remove all extraneous information and show only the details provided in the Key.	Agree to modify the Figure as indicated to comply with the examiner's recommendations.
OM5	Page 53 Policy CD1	Delete the paragraph beginning " <i>Good design</i> " on page 53	The Policy supports development of high environmental standards. While important these considerations are addressed in only general terms and as an adjunct to the main focus on local character. The approach duplicates national planning policy and reduces the clarity of approach.	Agree to modify the text as indicated to comply with the examiner's recommendations.
OM6	Page 71 Policy GFGS3	Provide a definition of " <i>younger children</i> " as pre-school age or very early school years (Key Stage 1) aged children in the supporting text.	On request I was informed that " <i>younger children</i> " is defined as pre-school age or very early school years (Key Stage 1) aged children and suggest this is referenced in the supporting text.	Agree to modify the text as indicated to comply with the examiner's recommendations.
OM7	Page 91 Highways and traffic Policies section	Rename section to reflect its content – e.g. Traffic and Movement	This section of the Plan addresses active travel as well as highways and traffic issues.	Agree to rename the section as indicated to comply with the examiner's recommendations.