

Adel Residents' Meeting

To Discuss the Draft Leeds Local Plan 2025 and
its impact on Adel

Hosted by the Adel Neighbourhood Forum



Introduction

- Leeds City Council is obliged to produce a new Local Plan showing it has sufficient development sites to meet government targets up to 2042
- The Plan covers many areas including:
 - Housing
 - Business
 - Infrastructure
 - Health
 - Community Facilities
 - Minerals
 - Waste Processing



Introduction

- The only developments currently being considered for Adel are for housing, although residents can comment on any aspect of the plan
- Across Leeds 76,817 new homes are required up to 2042
 - Some sites already identified and many will be in city centre
 - Still leaves about 18,000 needed in the suburbs and surrounding areas
 - Many (40 – 50%) will be ‘affordable’
 - We are told that there are no targets for particular areas
 - Some development likely on existing Greenbelt land



Plan Development Process

- The Council is engaged in a multi-year process to develop the plan:
 - 2023 – sites put forward for development
Anyone could do this – some purely speculative
 - 2025 – Council officers have completed a desk-based assessment of each site and are consulting on the outcome
 - 2026 – Council officers will undertake a more detailed assessment of ‘preferred’ sites with a further consultation likely in 12 months time
 - 2027 – Council will finalise the Plan and submit to the government where it will undergo a public examination
 - 20?? – the final Plan will be published and become part of Leeds’ planning policy. Timing depends on progress and any appeals



Consultation

- Residents can comment on the general process used to assess sites and develop the Local Plan as well as comment on specific sites
- The process is complex and we expect most residents will only look at sites in their immediate neighbourhood
- The Plan can be viewed on the Council's website and comments made either via the website, by email or letter
- We aim to have a draft of the Neighbourhood Forum's comments on our website by 5 September so that residents can see and refer to that
- All comments must be submitted to the Council by 5pm on Mon 15 September



Consultation

- Please do submit comments – we expect the volume of comments will have an effect
- We expect developers and land owners to make positive comments about sites they want to develop – we need to give balance
- Please do not make positive comments about sites unless you really believe that they should be developed
- The Council has identified some reasons for objections / comments which are set out on the following slide

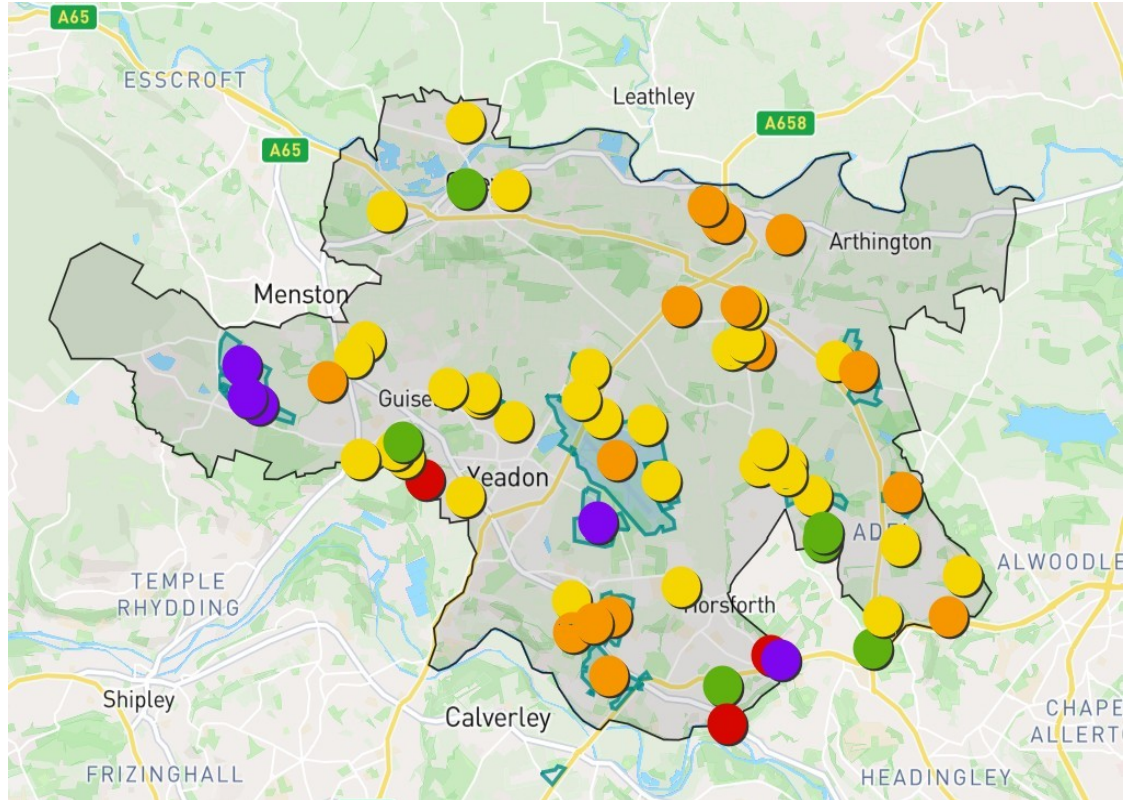


Potential Concerns and Improvements

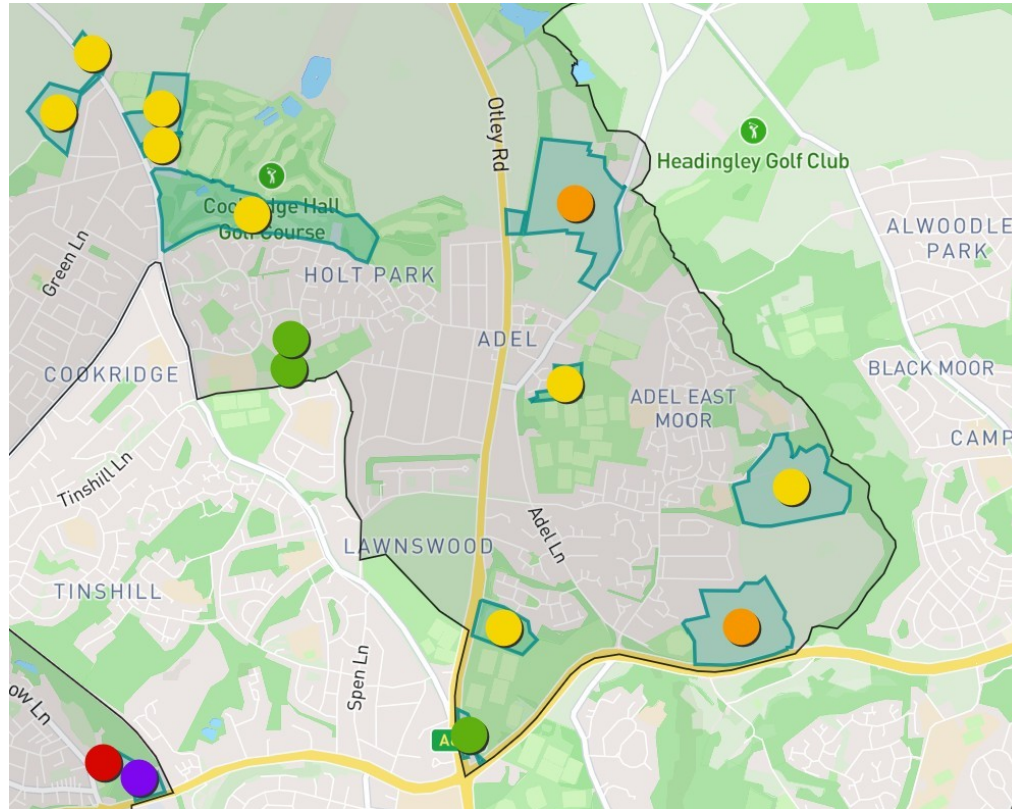
- Capacity of local services
- Transport connections
- Loss of agricultural land
- Loss of trees and habitat
- Loss of green space
- Highways impact
- Flood risk
- Impact on local character
- Site boundary
- Different type of development
- Change site boundary
- Only develop part of the site
- Put development elsewhere (identify)
- Provide green space on site
- New infrastructure and services
- Better transport links
- Plant trees and provide habitat
- More affordable housing
- Design that reflects local character



Sites in Outer North West



Sites in Adel

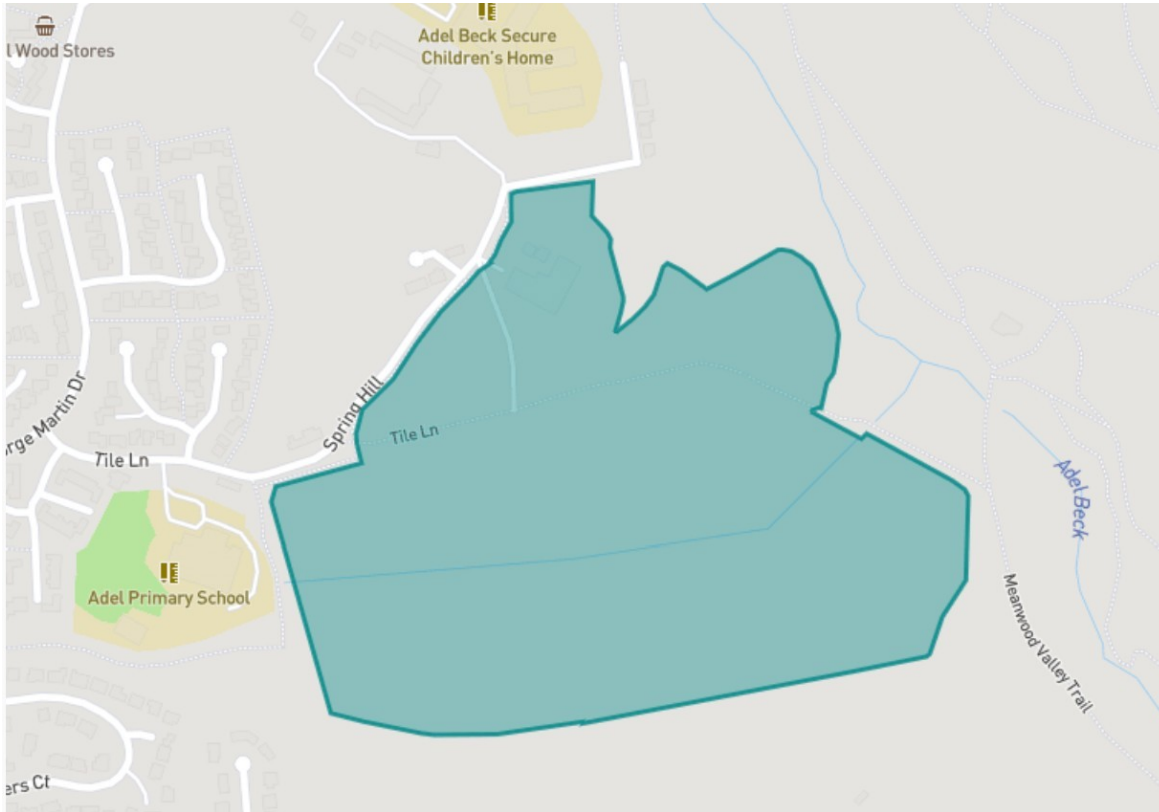


List of Adel Sites

- LPS00010 – Tile Lane, Adel
- LPS00045 – Land East of Sadler Way, Adel
- LPS00405 – Bodington Business Park, Otley Road
 - Part of Brownlee Centre cycle track – we will comment but assume it will be removed
- LPS00547 – Land South West of Eccup Lane and at Otley Road
- LPS00653 – Former Weetwood Police Station
 - Already has planning permission for 127 rental flats – we will support the site but comment re number of homes
- LPS00862 – Land at Dunstarn Lane, Adel



LPS00010 - Tile Lane



Area: 14.8 ha

Capacity: 444 houses

Score: -5

Rating: Yellow



Tile Lane - Scoring

Site Assessment Results

Stage 1: Gateway Tests

1. Settlement Network	Assess	3. Functional Floodplain	Pass	5. Ancient Woodland	Pass
2. Designated Biodiversity Sites	Pass	4. National Heritage Assets	Pass	6. Green Belt	Green Belt

Stage 2: Site Scores

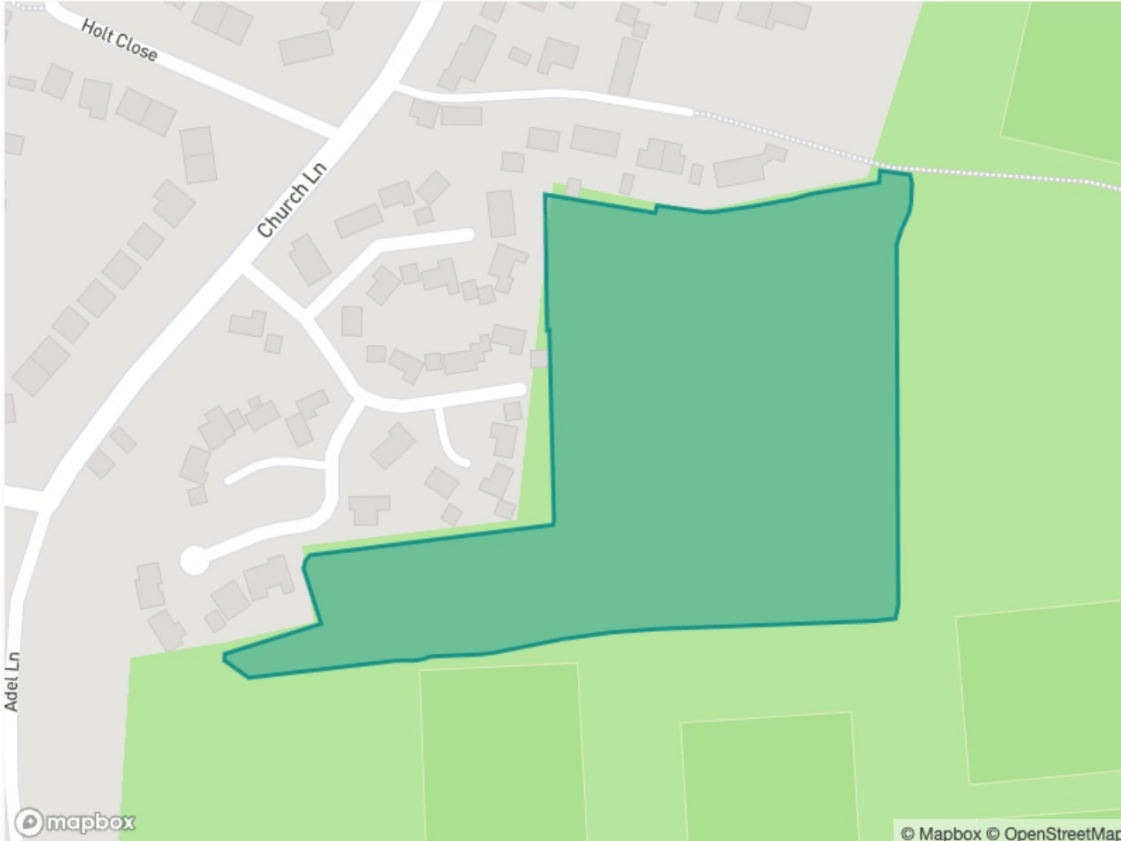
7. Greenfield / PDL	-2	14. Heritage assets	0	23. Renewable and low carbon energy	0
8a. Accessibility (Public Transport - Bus)	-2	16. Landscape Character	0	24. Green Space	0
8b. Accessibility (Public Transport - Rail)	-2	17. Air Quality	0	28. Non-road Transport Network	0
9. Accessibility to Services (Walking)	-2	18. Agricultural Land	0	29. Community Facilities	0
10. Flood Risk	2	20. Proximity to Hazards	0	30. Town Centre Vitality and Viability	0
12. Biodiversity and Geological Value	0	21. Contaminated Land	1	36. Waste Processing Facilities	0
13. Woodland & Trees	0	22. Mineral Resources	0	37. Land Instability	0

Total Score:

-5



LPS00045 – Land East of Sadler Way



Area: 2.1 ha

Capacity: 64 houses

Score: -5

Rating: Yellow



Sadler Way - Scoring

Site Assessment Results

Stage 1: Gateway Tests

1. Settlement Network	Assess	3. Functional Floodplain	Pass	5. Ancient Woodland	Pass
2. Designated Biodiversity Sites	Pass	4. National Heritage Assets	Pass	6. Green Belt	Green Belt

Stage 2: Site Scores

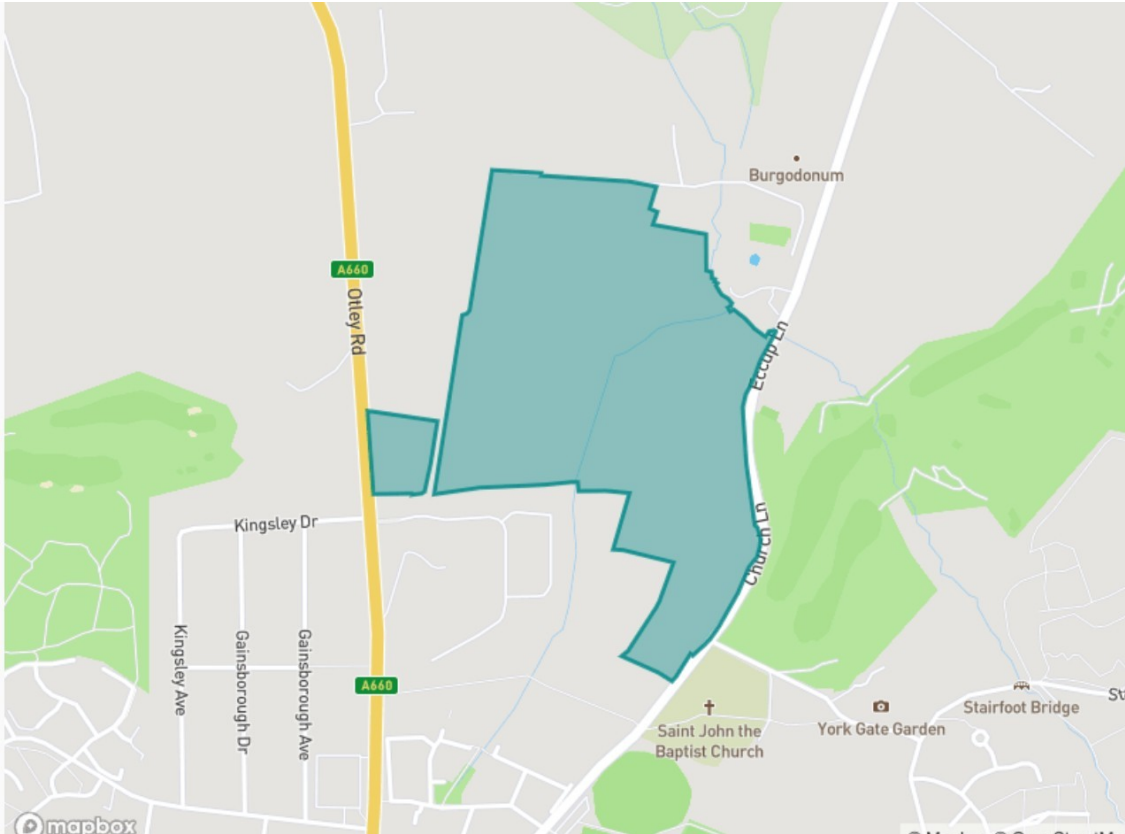
7. Greenfield / PDL	-2	14. Heritage assets	0	23. Renewable and low carbon energy	-1
8a. Accessibility (Public Transport - Bus)	2	16. Landscape Character	0	24. Green Space	0
8b. Accessibility (Public Transport - Rail)	-1	17. Air Quality	0	28. Non-road Transport Network	0
9. Accessibility to Services (Walking)	-1	18. Agricultural Land	0	29. Community Facilities	0
10. Flood Risk	2	20. Proximity to Hazards	0	30. Town Centre Vitality and Viability	0
12. Biodiversity and Geological Value	-2	21. Contaminated Land	0	36. Waste Processing Facilities	0
13. Woodland & Trees	-2	22. Mineral Resources	0	37. Land Instability	0

Total Score:

-5



Eccup Lane / Otley Road



Area: 19.0 ha

Capacity: 499 houses

Score: -15

Rating: Orange



Eccup Lane / Otley Road scoring

Site Assessment Results

Stage 1: Gateway Tests

1. Settlement Network	Assess	3. Functional Floodplain	Fail	5. Ancient Woodland	Pass
2. Designated Biodiversity Sites	Pass	4. National Heritage Assets	Pass	6. Green Belt	Part Green Belt

Stage 2: Site Scores

7. Greenfield / PDL	-2	14. Heritage assets	0	23. Renewable and low carbon energy	-1
8a. Accessibility (Public Transport - Bus)	-3	16. Landscape Character	-2	24. Green Space	0
8b. Accessibility (Public Transport - Rail)	-1	17. Air Quality	0	28. Non-road Transport Network	0
9. Accessibility to Services (Walking)	-2	18. Agricultural Land	0	29. Community Facilities	0
10. Flood Risk	0	20. Proximity to Hazards	0	30. Town Centre Vitality and Viability	0
12. Biodiversity and Geological Value	-2	21. Contaminated Land	0	36. Waste Processing Facilities	0
13. Woodland & Trees	-2	22. Mineral Resources	0	37. Land Instability	0

Total Score:

-15



Dunstarn Lane



Area: 13.8 ha

Capacity: 414 houses

Score: -10

Rating: Orange



Dunstarn Lane - Scores

Site Assessment Results

Stage 1: Gateway Tests

1. Settlement Network	Assess	3. Functional Floodplain	Fail	5. Ancient Woodland	Pass
2. Designated Biodiversity Sites	Pass	4. National Heritage Assets	Pass	6. Green Belt	Green Belt

Stage 2: Site Scores

7. Greenfield / PDL	-2	14. Heritage assets	0	23. Renewable and low carbon energy	0
8a. Accessibility (Public Transport - Bus)	-1	16. Landscape Character	0	24. Green Space	0
8b. Accessibility (Public Transport - Rail)	-1	17. Air Quality	0	28. Non-road Transport Network	0
9. Accessibility to Services (Walking)	-3	18. Agricultural Land	0	29. Community Facilities	0
10. Flood Risk	2	20. Proximity to Hazards	0	30. Town Centre Vitality and Viability	0
12. Biodiversity and Geological Value	-3	21. Contaminated Land	0	36. Waste Processing Facilities	0
13. Woodland & Trees	-2	22. Mineral Resources	0	37. Land Instability	0

Total Score:

-10



Other Sites Bordering Adel

- LPS00132 – Cookridge Hall Golf Club
 - Scored Yellow (-3) but we believe owner not intending to sell
- LPS00351 – Land SE of Holt Park Leisure Centre
 - Scored Green (7) with potential for 40 houses
- LPS00482 – Asda Supermarket
 - Scored Green (9) with potential for 24 houses
- LPS00414 – University of Leeds, Lawnswood Site
 - Scored Yellow (-3) with potential for 186 houses
 - Note – in Inner North West area although on immediate border with Adel and not within the Green Belt



How to Comment / Object

- Via Council's website: www.leeds.gov.uk/llp
 - Select the site you want to comment on
 - Use buttons to show main concerns and text boxes to give detail or to express other views
 - Can also comment on the process if you want to
- Email your comments to: leedslocalplan@leeds.gov.uk
- Write to: Leeds Local Plan Consultation, Policy & Plans Group, Merrion House, 9th Floor East, 110 Merrion Centre, Leeds, LS2 8BB



Further Information from ANF

- See our website: adelneighbourhoodforum.org/leeds-local-plan
- Email us: anf.chair@gmail.com

