

**Headingley Neighbourhood Plan  
Submission Draft Plan  
Headingley Neighbourhood Forum  
[www.headingleyneighbourhoodplan.org.uk](http://www.headingleyneighbourhoodplan.org.uk)**

Foreword.....	3
1. INTRODUCTION.....	5
2. THE NEIGHBOURHOOD PLANNING PROCESS.....	6
3. CONSULTATION AND ENGAGEMENT.....	7
4. AN INTRODUCTION TO HEADINGLEY.....	8
5. VISION AND OBJECTIVES.....	10
5.1 Our Vision.....	10
5.2 Our Objectives.....	10
5.3 Links to other initiatives.....	11
6. POLICIES.....	12
Meeting Legal Requirements.....	12
National Planning Policy Framework (NPPF).....	12
The Local Plan.....	13
7. HOUSING.....	14
HNP Evidence Base List.....	15
Policies.....	16
8. HERITAGE AND DESIGN.....	17
HNP Evidence Base List.....	18
Policies.....	19
9. ENVIRONMENT AND GREEN SPACE.....	23
HNP Evidence Base List.....	26
Policies.....	26
10. TOWN CENTRE.....	29
HNP Evidence Base List.....	29
Policies.....	30
11. GETTING AROUND.....	31
Policies.....	34
12. COMMUNITY & SOCIAL COHESION.....	36
Community Actions.....	36
13. CONCLUSION.....	38
Appendices.....	39

## **FOREWORD**

As the Chair of the Headingley Neighbourhood Forum I am very pleased to be able to share with you the Headingley Neighbourhood Plan. We have worked hard to produce this to reflect the views of local residents, businesses and visitors. This draft has been amended in response to the many helpful responses we received to the pre submission consultation in 2020. If the Headingley Neighbourhood Plan forum approves it, the plan will be submitted to the national examiner for their views, and then return to the community for a final vote.

In 2014 representatives of many neighbourhood groups in this area decided to take advantage of the powers given to us by the Localism Act (2011). This allowed us as a community to make some decisions about the shape of our area for the next 15 years. These decisions will give us a statutory document with real power within the local planning process.

Headingley has a high number of community organisations, and many people are committed to improving the area. We see the plan as a way of bringing people together and supporting the process of rebalancing our community. We want Headingley to continue to be a good place for a wide range of people to live and work.

The plan has been through two phases, in 2017 we reassessed the work which had been done and decided to go forward taking a wider view point – to use the powers that the neighbourhood planning process gave us to address wider local concerns, such as the climate emergency and decline in biodiversity, as well as our more specific planning concerns.

We have tried to make this a robust and sustainable plan for Headingley up to 2033. We have borne in mind that we are part of a big city and that our intentions should work well with those of our neighbouring areas; Hyde Park and Kirkstall also have neighbourhood forums and are developing their own plans. We also have tried to ensure that our future direction is consistent with the broader policies in Leeds.

A lot of work has gone into this plan and we would like to thank all the people that have helped with this –through written and face to face consultations and in the forum meetings. Specifically, we would like to thank Abbie Miladinovic and Ian Mackay from the Council – without their support in a complex process we would have found this work much harder. We would also like to thank all the current and past members of the steering group (their names are in the appendix) who have worked to bring this draft to this stage. And we would like to thank everyone who collectively contributes to making this such a good area to live and work in.

In our widespread consultations we have talked to so many committed and passionate local people and organisations to discover what their priorities are; their ideas and comments have been incorporated into this plan.

In due course, the plan will be presented back to the community for a vote. If a majority of those voting, vote ‘yes’ the plan will become part of the statutory development plan for Leeds.

**Signed by Neil Walshaw**

(Deputy Chair of Headingley Neighbourhood Forum and Councillor for Headingley and Hyde Park Ward of Leeds City Council)

## **1. INTRODUCTION**

- 1.1 The Headingley Neighbourhood Plan (Headingley NP / HNP) will form part of the statutory Development Plan for Leeds and the Neighbourhood Plan's planning policies will be used by Leeds City Council, along with other development plan documents, to guide decisions on planning applications within the Headingley Neighbourhood Area.
- 1.2 The Neighbourhood Plan will be effective from the time it is 'made' by the Council through to 2033 and builds on work undertaken from 2014 – 15. The Community Actions mentioned in this plan are those issues that are clearly priorities for local people as evidenced through consultation. However, many of these are outside of the scope of neighbourhood planning, or are actions that support some of the policies in the plan. Community Actions are not planning policies and do not form part of the Neighbourhood Development Plan.

## **2. THE NEIGHBOURHOOD PLANNING PROCESS**

- 2.1 In February 2014, the Ash Road Area Residents Association invited residents' organisations from the Cardigan Triangle, the Granbys, the Turnways, Beckett's Park and North Hyde Park, together with the representatives of Headingley Network, to a meeting to discuss the formation of a Neighbourhood Planning forum. The groups agreed to pursue the preparation of a neighbourhood plan and formed the interim Headingley Neighbourhood Forum, who applied to Leeds City Council for formal designation.
- 2.2 On 22 October 2014 Leeds City Council approved the application for the designation of the Neighbourhood Area and the Neighbourhood Forum and to establish a Neighbourhood Forum under part 2 of the Neighbourhood Planning (General) Regulations 2012.
- 2.3 In April 2017, the membership of the Neighbourhood Plan Steering Group changed resulting in a change in direction and emphasis in the Plan which reflected the wider aspirations of our Community in the context of current global challenges like climate change.
- 2.4 In 2018, Headingley Neighbourhood Forum, along with Hyde Park Neighbourhood Forum, jointly applied to re-designate our respective Neighbourhood Areas to accommodate the transfer of a small area of Woodhouse Moor, known as 'Little Moor' from the Headingley Neighbourhood Area to the Hyde Park Neighbourhood Area. The Neighbourhood Areas were subsequently re-designated by Leeds City Council on 24th October 2018. The map on page x shows the re-designated Headingley Neighbourhood Area.
- 2.5 Consultation and engagement has been a key part of the plan preparation process. The Forum has sought to involve residents, businesses, community groups and other stakeholders in shaping the proposals within the plan. Formal Pre-submission Consultation (Regulation 14) on the draft Headingley Neighbourhood Plan took place between 16<sup>th</sup> June and 8<sup>th</sup> September 2020. The comments received have been incorporated into the plan as appropriate (see Consultation Statement for further details).
- 2.6 This version of the plan is submitted to Leeds City Council for further publicity and an independent examination. Subject to the plan being successful at examination, it will then be passed back to the community for a Referendum. If the plan receives a majority 'yes' vote, it will be made (adopted) by Leeds City Council as part of the development plan for Leeds.

### **3. CONSULTATION AND ENGAGEMENT**

3.1 The Headingley Neighbourhood Forum has, since 2014 consulted widely with residents, representatives of local community organisations, people working in the area, businesses, including the universities, Leeds Rugby and Yorkshire Cricket and landlords and their representatives.

3.2 More detail on who we consulted, how we consulted them and the challenges we experienced are included in the consultation statement

#### **3.3 Key Results From Our Consultation**

3.4 The people we consulted, identified 6 key policy areas which the plan should include:

- Housing and development
- Heritage and Design
- Environment and greenspace
- Town centre
- Transport, congestion and traffic and air pollution (now called Getting around)
- Community and society

## 4. AN INTRODUCTION TO HEADINGLEY

### Then

- 4.1 For a thousand years or more Headingley was a small village set in open country with a few outlying farms and cottages. Even by 1831, there were only 45 houses in the village.
- 4.2 However, in the nineteenth century, the area changed fast as people who could afford it moved out of the smoky city of Leeds into villas on Headingley Hill, creating Leeds' first suburb. A move made possible by the Leeds-Otley Turnpike over Headingley Hill (1755) and the first horse- drawn bus service to Headingley (1838). By 1850, there were a thousand houses in Headingley and the pace of suburbanisation quickened at the end of that century and beginning of the twentieth century as more and more terraced housing was built. Between the wars, semi- detached houses filled most of the land which had not already been built on.
- 4.3 In 1928 student accommodation opened at Devonshire Hall, followed by Lupton Residences and James Baillie Park, all along Headingley Hill, beginning a tradition of students and university staff living in Headingley which continues to this day.

### And Now

#### Place

- 4.4 The area is densely populated: it has a population density of 80.5 people per hectare, compared to 13.6 people per hectare in Leeds as a whole. Despite this, it has many attractive areas, and, a vibrancy and variety of social and cultural options which make it a desirable place to live.
- 4.5 Wood Lane, Headingley Hill, Cardigan Road and North Hyde Park have leafy avenues surrounding large stone Victorian villas set back in large plots with mature trees and stone boundary walls, although many have been subdivided into flats (19% of residential accommodation is in converted properties) or used as offices. There are 3 Conservation Areas containing Listed Buildings, which are subject to separate legislation. [\(link to maps on pp xx and xx\)](#)
- 4.6 The Turnways and Beckett Park estates are splendid examples of substantial interwar semi-detached housing set within large gardens.
- 4.7 A large percentage of houses in the plan area are semi-detached or terraced houses, most originally 2 or 3 bedroom houses built for families although many have been extended/enlarged. Many of these are good, sound houses. Many are privately rented, 60% of the population live in rented accommodation.
- 4.8 The major local issue over the past 25 years has been the rapid shift from long term occupation to Houses in Multiple Occupancy (HMOs). The council and local community have worked hard to moderate the impact of this, and now, as a result of HMO legislation, market developments (new student housing in the city centre) and community work, we have reached a stage where housing occupancy is gradually shifting from a shorter- to a longer-term pattern.
- 4.9 Our boundaries are largely formed by expanses of green space: Meanwood Beck and Woodhouse Ridge; Woodhouse Moor; Batcliffe Wood and Beckett Park.



- 4.10 The Town Centre combines commercial property, community buildings and homes, like the original village stone cottages on Otley Road. Residents, visitors and shoppers from outside our area use its shops, services and entertainment.
- 4.11 The Stadium attracts visitors to the area too. It is distinctive and gives Headingley an international reputation as well as providing teaching rooms for Leeds Beckett University.
- 4.12 Road links are good, but often plagued by congestion, which creates some of the worst air pollution in Leeds. The A660 runs out of the city towards Otley and the B6157 goes east/ west along Grove Lane and Kirkstall Lane, linking Headingley to Meanwood, Kirkstall and beyond.
- 4.13 Many residents use the regular local bus services and those in the west and south of the Area also have access to reasonable train services through Burley Park and Headingley stations, although both of these are outside the Plan Area.

### **People**

- 4.14 Our area has its own particular demographic. it is estimated that in 2018 60% of the population of the area were young adults and there were markedly fewer young children than in other parts of Leeds.  
<https://observatory.leeds.gov.uk/population/report/view/741de37aff284a0da10a7d9ada1d366a/16>
- 4.15 The many community associations in the area include, Ash Road Area RA, Beckett Park RA, Cardigan Triangle CA, Headingley Network, North Hyde Park NA, Turnways RA. Headingley Development Trust is a community benefit society which was founded in 2005. It has over 1000 local members. It is likely that different groups will form over the period of the plan who will bring their own strengths to the area.

## 5. VISION AND OBJECTIVES

### 5.1 Our Vision

- 5.1.1 This plan, inevitably, talks a lot about buildings and the environment but first and foremost Headingley is its people. We pride ourselves on our inclusivity and our openness, and welcome new people.
- 5.1.2 People of different ages and at different stages in their life course will have different wants and needs. We want this plan, and the actions that result from it, to cater for everyone: children, young adults, short- and long-term residents, people bringing up families, older people, people with disabilities and with different identities, ethnicity, sexuality, income and beliefs.
- 5.1.3 The vision sets the overall direction of the plan and is a key feature of the neighbourhood planning process

Our vision is of a Headingley that is:

- vibrant, inclusive, sustainable;
- designed to maximise everyone's physical and mental health and wellbeing;
- committed to reducing climate change by reducing carbon emissions in line with the climate emergency targets;
- a place where the heritage and local character of the area is respected;
- a place with good quality housing;
- a good place to walk, cycle, exercise and play;
- a thriving town centre and local economy serving our local residents and welcoming visitors and workers.

### 5.2 Our Objectives

- 5.2.1 Throughout the plan run a series of cross-cutting themes: better health and wellbeing for all, better public spaces and facilities, commitment to reducing carbon emissions and a greater sense of community.
- 5.2.2 The objectives which will support the delivery of this vision are to:
- Make the best possible use of our housing stock so that it supports a sustainable and balanced mix of housing tenure and population
  - Ensure that, as housing is developed, repurposed or designed, it meets the needs of the old, the young and those with disabilities.
  - Maintain our existing green spaces and, where possible, identify and provide more biodiversity for all developments and redevelopments to support reduced carbon emissions and to enhance biodiversity.
  - Support efforts to reduce air pollution.
  - Manage traffic better and improve public transport and walking/cycling provision, so that everyone in the town centre and residential areas has a better journey and is not inconvenienced by other people's journeys.
  - Preserve, sustain and improve our heritage and built environment.
  - Support and develop our town centre so that it continues to be a vibrant, lively place where residents can live, meet, and shop and enjoy themselves.
  - Improve opportunities for social inclusion and community development

### **5.3 Links to other initiatives**

- 5.3.1 Our plan builds on the hard work done by other groups and individuals over the years. In particular we draw on the Headingley Renaissance document and the Neighbourhood Design Statement, produced by Headingley Development Trust (HDT).
- 5.3.2 Headingley Development Trust (HDT) and other local groups, like Zero Carbon Headingley are already working on some/most of the issues identified in this plan. We want to complement and give context to their important work and, we hope, to increase its sustainability. Sustainability is key to our vision and objectives and increasing sustainability and the futureproofing of our area is the premise that underpins all our policies and actions.
- 5.3.3 This plan will be a resource for the people of Headingley. We have already begun a discussion with partner community organisations to agree a way that all our community organisations can be involved in taking it forward in a democratic way.

## POLICIES

- 5.4 Our Vision, Objectives and the policies which support them, explained here, are grounded in our consultation. They are based on what our community valued and wanted to achieve. This is fully articulated in the Consultation Statement, submitted alongside this plan.
- 5.5 We have listed them as 6 themes, but in reality, they all work together and there is some overlap between themes. Within each of these we explain what we want them to achieve, the evidence that supports them and supporting evidence. The community actions to support each theme are set out in a Community Actions table in the appendices to the plan. This provide a way of taking some of the plan's aspirations forward.
- 5.6 The neighbourhood plan policies seek to support the realisation of the vision for Headingley and the neighbourhood plan, once made, will be part of the Development Plan for Leeds and will be used to help determine planning applications within the Headingley Neighbourhood Area. National planning policy sets a clear expectation (at Paragraph 2) that planning applications should be determined in accordance with the development plan, unless there are material considerations that indicate otherwise. Therefore, the Headingley Plan will be a relevant planning consideration for use in decision-making in Headingley up to 2033.

### Meeting Legal Requirements

5.7 In order to pass the independent examination process, the Plan and supporting documents will be 'tested' against a set of legal requirements known as the Basic Conditions. These are:

- Appropriate regard to National Policy and Guidance provided by Secretary of State, in this case the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG);
- General Conformity with the Strategic Policies of the Local Plan, in this case the Leeds Core Strategy (as amended 2019), Saved Policies of the Unitary Development Plan, Natural Resources and Waste Local Plan and the Site Allocations Plan;
- Contribution to the achievement of sustainable development, generally understood as meeting the needs of the present without compromising the ability of future generations to meet their own needs, in social, economic and environmental terms;
- Meeting European Convention on Human Rights of the Council of Europe obligations, including on Human Rights; and
- Meeting legislative requirements on protected Habitats and Species.

### National Planning Policy Framework (NPPF)

5.8 The NPPF sets out the governments' definition of sustainable development and how it is to be achieved through the planning process. Achieving sustainable development means that the planning system has three overriding objectives, which are interdependent and need to be pursued in mutually supportive ways in order to secure net gains across the three objectives:

- **Economic:** to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity and by identifying and coordinating the provision of infrastructure;
- **Social:** to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present

and future generations and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being;

- **Environmental:** to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution and mitigating and adapting to climate change, including moving to a low carbon economy.

5.9 The purpose of the plan is to promote sustainable development in a way that meets the needs, aspirations and distinctive characteristics of Headingley. It has been prepared with the provisions of the NPPF in mind.

### **The Local Plan**

5.10 The local plan for Leeds is made up of a suite of documents which establish the strategic policy framework for the city. There is a responsibility to make sure that the Headingley NP is consistent with and complementary to the strategic policies in the Local Plan, and to ensure that strategic priorities for the city are not undermined by the Headingley Neighbourhood Plan.

5.11 The Leeds Core Strategy (as amended 2019 by the Leeds Core Strategy Selective review) establishes the spatial vision and direction for Leeds. The Core Strategy includes development management policies to help determine planning applications, as well as setting requirements for the amount of housing, retail and employment land needed in the district to 2033. The Natural Resources and Waste Local Plan includes environmental policies such as water management and quality, air quality, and trees. The Site Allocations Plan allocates land for housing, employment, greenspace and retail development to meet the requirements set out in the Core Strategy.

5.12 The Headingley neighbourhood plan seeks to build on the strategic policies set in the local plan by providing the locally specific applications for them; for example, defining the role of good design and what it means for Headingley. The Core Strategy policies, in particular, act as a starting point for the Headingley plan and the policies in each of our 6 themes are linked directly to the relevant Core Strategy policies. This will give certainty to users of the plan that it has a basis in existing policies.

5.13 Full detail of how the neighbourhood plan meets the Basic Conditions and other legal requirements is set out in the Basic Conditions Statement, submitted alongside this plan.

## 6. HOUSING

### Introduction

- 6.1 Good quality, environmentally friendly housing is essential to our Vision that people should find a good home here, whatever their age and identity. Our unique mix of greenspace and dense housing means there is little scope for new housing at present, so our aim, in these policies, is to make the best possible use of the homes we have.

### Housing stock and tenure

- 6.2 The housing stock in Headingley is mostly soundly built Edwardian/Victorian properties and interwar infill buildings. These range from relatively modest terraces (the majority) to grand 19th century villas. Some of the older housing is split into flats and there are also purpose built flats, some of which are student accommodation. There is a wide range of tenure types; owner occupied, long term let, and HMOs: the latter are largely occupied by students or young professionals. A small proportion of the rented accommodation is social housing. This mix is unique to Headingley and reflects our proximity to the universities and changes in housing finance and student numbers over the past three decades.
- 6.3 In the 2010s, the demand for housing began to slowly revert back towards occupation by people with a longer-term commitment to the area. This plan supports this trend as it will help us achieve a sustainable and balanced mix of types of housing and tenure. However, we need to ensure that this trend, and the long-term changes in living and working patterns subsequent to COVID 19, are supported by developments in infrastructure, like schools, transport and parking.
- 6.4 We realise that there is a national and local shortage of housing and want our area to play its part in remedying this. Most of the area is very densely occupied, so there is little space for new development but there is scope for modification and development of existing properties, particularly the larger houses.
- 6.5 There is also a need to improve the quality of the housing stock. The standards used should be the best possible building and environmental standards at the time of development.
- 6.6 Housing accounts for approximately 27% of Leeds' emissions. The National Committee on Climate Change's "Net Zero" report, recommends that an energy efficiency retrofit of the 29 million homes that already exist in the UK should be a "national infrastructure priority" and should take place during the next ten years. Consultation within the community (including with groups such as Zero Carbon Headingley) has indicated that there is, in general, support for measures that improve the carbon footprint of our area. Where new build homes and development takes place, this should be to Passivhaus, or at least equivalent standards. Given that our housing stock is mostly traditional and the scope for new build development is limited, support will be given to programmes which seek to improve the efficiency of the existing housing stock in Headingley.
- 6.7 We will support well designed changes which will provide more units of housing for people with a long-term commitment to the area, including plans to renovate existing properties and to turn big houses into high standard reasonably sized flats, sized for families or longer term residents / households, built to high standards, The availability of good public transport means that these would not (necessarily) require parking spaces. The provision of cycle parking will be supported.
- 6.8 We will not support the provision of more purpose built (or adapted) student accommodation as the area is already well supplied with such accommodation and increasing amounts are being built in the city centre
- 6.9 We will support measures for co-housing and other cooperative ownership and development models.

- 6.10 One of our standards for these changes will be Historic England's 'Conserving Georgian and Victorian terraced housing: A guide to managing change. This document relates predominantly to listed buildings but we would require adaptations to non listed buildings of heritage importance to take this guidance into consideration. It highlights the issues to consider when sustaining the heritage significance of the urban terraced housing which is a distinctive feature of our area, including balancing the need to change properties to meet the needs of modern residents, and to reduce carbon emissions, with maintaining the consistency of the architecture and internal plan. We agree with Historic England that change is inevitable, and, with careful consideration, can be managed to minimise damage or harm to historic character.
- 6.11 We will support owners and residents who routinely maintain, manage, and improve their properties as this is essential for good conservation and to make the area desirable for new long-term residents. Support will be given to alterations which improve environmental performance.
- 6.12 If any land becomes available for housing development, we will support plans for good quality, well designed homes, for purchase or rent, to house people with a wide range of needs, including families. Co-housing and shared ownership projects will be supported, where these meet space and quality standards.
- 6.13 New developments should aim to include maximum energy saving measures and minimise CO2 production. New building and refurbishment should be to the best of the current standards with a presumption in favour of renewables where the visual impact can be mitigated.

#### **HNP Evidence Base List**

- Leeds Observatory Population Profile: [https://  
observatory.leeds.gov.uk/population/report/  
view/741de37aff284a0da10a7d9ada1d366a/16](https://observatory.leeds.gov.uk/population/report/view/741de37aff284a0da10a7d9ada1d366a/16)
- Leeds Observatory Housing Profile: [https://  
observatory.leeds.gov.uk/housing/report/  
view/78da48f48346493396b6731c98dd5676/  
E05011397](https://observatory.leeds.gov.uk/housing/report/view/78da48f48346493396b6731c98dd5676/E05011397)
- Low Carbon Neighbourhood Planning Guidebook  
[https://www.cse.org.uk/downloads/reports-and-  
publications/policy/community-  
energy/energy-advice/ planning/renewables/  
low-carbon-neighbourhood- planning-  
guidebook.pdf](https://www.cse.org.uk/downloads/reports-and-publications/policy/community-energy/energy-advice/planning/renewables/low-carbon-neighbourhood-planning-guidebook.pdf)
- Big Leeds Climate Conversation
- Climate Change Committee: Net Zero Report:  
[https://www.theccc.org.uk/publication/  
net-zero-the-uks-contribution-to-stopping-global-  
warming/](https://www.theccc.org.uk/publication/net-zero-the-uks-contribution-to-stopping-global-warming/)
- UK Green Building Council: Retrofit Playbook: [https://www.ukgbc.org/ukgbc-  
work/driving-retrofit-of-existing-homes/](https://www.ukgbc.org/ukgbc-work/driving-retrofit-of-existing-homes/)
- Leeds City Council Practice Note, Houses in Multiple Occupation:  
[https://www.leeds.gov.uk/planning/  
planning-permission/how-we-decide-on-  
planning-permission-for-hmos](https://www.leeds.gov.uk/planning/planning-permission/how-we-decide-on-planning-permission-for-hmos)

## Policies

### **HOU1 Housing Mix in Headingley**

*What is this policy trying to achieve? To support the development of mixed schemes that meet the needs of the community, as identified from the widespread consultation in the neighbourhood plan.*

#### **POLICY:**

- a) New housing development should provide a range of dwellings, suitable for longer term residents, in response to locally identified needs. The provision of 2/3 bedroom homes will be supported.
- b) The conversion and change of use of (C4 and sui generis) HMOs to self-contained flats suitable for longer term residents / households will be supported, subject to meeting / exceeding minimum space and light, ventilation and carbon neutral/environmental standards.
- c) The conversion of houses into flats will be supported, subject to meeting / exceeding minimum space, light and ventilation standards, consistent with Core Strategy Policy H6.
- d) Proposals for new HMOs (C4 and sui generis use) or Purpose Built Student Accommodation will not be supported where they fail to satisfy the requirements of Core Strategy Policy H6 and the approach advocated in the Council's Houses in Multiple Occupation: Development Management Practice Note May 2019 (or any superseding version of this Note)

### **HOU2 Support for Minimising Environmental Impact of Existing and New Housing**

*What is this policy trying to achieve? To support the retrofitting of existing, including heritage properties, to reduce energy demand, generate renewable energy, encourage efficient water and waste management systems and reduce noise nuisance where appropriate, providing that this also safeguards historic characteristics of buildings and to support non-motorised transport options.*

**POLICY:** The retrofitting of existing properties to reduce energy demand, encourage efficient water and waste management systems, reduce noise nuisance and improve sustainability of individual properties will be supported, provided that this also safeguards the historic character of the building.

New housing developments should incorporate energy, water and waste management efficiency measures and reduce noise nuisance and light pollution in accordance with the most up to date standards adopted by Leeds City Council, including Policies EN1 and EN2 of the Leeds Core Strategy, or any replacement policies.

The use of green roofs/walls will be supported, subject to an appropriate maintenance regime.

All new housing development should include the provision of safe, secure cycle parking.

### **HOU3 Support for Lifelong Housing for Disabled People and Older People**

*What is this policy trying to achieve? Support changes of use that improve accessibility of the existing stock or measures that enable older people to remain independent for longer and people with disabilities to live life as they wish.*

**POLICY:** Proposals to improve the accessibility of buildings, including measures which enable older people to remain independent for longer, will be supported.



The provision of accessible dwellings in accordance with Core Strategy Policy H10 within new developments is supported and support is given for housing for people with disabilities and older people, subject to other policy considerations and safeguarding historic character.

## 7. HERITAGE AND DESIGN

### Introduction

- 7.1 Our heritage is an important part of the identity of our Area and we want to improve it and share it with new residents and visitors and to interest future generations in it.
- 7.2 The rich history of Headingley and its established role as Leeds No 1 suburb has been well documented, notably in 'Headingley This pleasant rural village' by Eveleigh Bradford (2008) and in two Neighbourhood Design Statements. Both of these statements are supplementary planning documents and provide design guidance that help to provide a steer for future development in Headingley (Headingley and Hyde Park (2010) and Far Headingley (2014)). Descriptive writing and attractive old photographs feature on [www.headingleyleeds.com](http://www.headingleyleeds.com). GA
- 7.3 Headingley Neighbourhood Plan covers a large and diverse area with several distinctive styles and characteristics. Our built heritage ranges from the close terraces and small front gardens of the Trelawns and Estcourts, to the white rendered 'semis' in the curves of the Beckett Park's and the Victorian Villas townscape of Headingley Hill. Linking them visually are a dozen solid church and parish buildings (some decommissioned). These physical assets are, together with our mature trees, the setting for our heritage.
- 7.4 The Headingley Neighbourhood Plan Area contains 1 Grade II\* Listed Building, St Michaels Church, 120 Grade II Listed Buildings, the Headingley, Headingley and Headingley Hill, Hyde Park and Woodhouse Moor (northern segment) and Far Headingley (small part) Conservation Areas. It is also likely to contain a large number of local non-designated heritage assets, including those identified as "positive buildings" within the Conservation Areas.
- 7.5 Our stone and brick buildings, boundary walls, York stone paving, kerbs and setts are the heritage of Headingley. The significance of our built heritage is also reflected in the Policies around green space, environment and community cohesion and will contribute to the underlying objective of improving health and well-being.
- 7.6 While much of the area is well cared for, some of the Victorian and Edwardian streetscape is degraded by poor maintenance, particularly of boundaries. This is most visible in areas where much of the housing stock is rented as HMOs. Poorly maintained and repaired pavement and road surfaces exacerbate the problem. Some streets have a patchworked appearance: poorly installed tarmac filling gaps where the original York stone slabs have been stolen, potholes and cracks in cobbled streets and crumbling or cracked stone setts. All of these factors pose a risk to the preservation of the character of the area. There are opportunities for streetscapes to be sympathetically restored with modern materials that retain the overall appearance and character of historic streetscapes. There are, for example, some good examples of recent re-building of walls (both brick and stone) which have substantially improved the look of the streets. When economic vibrancy is crucial to a town centre, as it is to Headingley, well cared for aspects of heritage and conservation undoubtedly encourage investment (Historic England 2018).

### **Non-designated heritage assets**

7.7 Although much of Headingley is designated as Conservation Areas (see Map X) there are undesignated assets which are of local significance. Two such examples which have been identified through consultation with residents' groups as of local significance either because of their historic value or because of an interesting architectural quality. These include (but are not restricted to) : a) The gates and railings that are attached to the (listed) gate piers at the St Chads Drive entrance to Leeds Beckett University Headingley Campus and b) Batcliffe Wood House. The identification of additional Non designated heritage assets for inclusion in a future Leeds City Council-led Local List has been identified as a Community action.

### **Heritage At Risk**

7.8 The Leeds Heritage at Risk Register (2018) shows that there are 120 buildings in the city known to be at risk, accounting for 4.8% of the total number of Listed Buildings. Of these three are in Headingley. They are:

- Coach House, Arncliffe, Shire Oak Road
- Elinor Lupton Centre, Headingley Lane
- Rose Court, Headingley Lane

7.9 Since the list was compiled there have been changes for two of these buildings. Rose Court will now be used as a school for children with special educational needs. Elinor Lupton is now, after restoration, in use as a pub.

7.10 It should be noted that Headingley and Headingley Hill, Hyde Park and Woodhouse Moor Conservation Area is on Historic England's North East & Yorkshire Heritage at Risk Register, 2019, (pg.131) and has been a Conservation Area at Risk since 2013. It remains "At Risk". Its Conservation Area At Risk status is due to loss of historic details, evidence of lack of repair & maintenance and the poor condition of the public realm.

7.11 The policies below affirm our conviction that the generations who will use this planning guidance should be able to see and to understand Headingley at its best.

### **Cardigan Triangle Character Area – Local Heritage Area**

7.12 The Cardigan Triangle Area contains a success of townscapes of villas, terraces and semi-detached houses. Victorian villas dominate the grounds of the original Zoological gardens to the east, while to the west are brick-and-stone terraces, succeeded by inter-war semis.

7.13 The easterly part of this area could legitimately be justified as part of the Headingley Conservation Area as this area resembles other parts of the Conservation Area.

7.14 The Neighbourhood Design Statement advocates for the extension of the Headingley Conservation Area boundary to include parts of the Cardigan triangle (see map xx) The Neighbourhood plan supports this extension. In the meantime, the area is identified as a Local Heritage Area to provide specific design guidance.

### **HNP Evidence Base List**

- Character area maps
- Far Headingley Conservation Area Appraisal  
<https://www.leeds.gov.uk/docs/Far%20Headingley%20Appraisal%20and%20Management%20Plan%20FINAL.pdf>

- Headingley Hill, Hyde Park and Woodhouse Moor Conservation Area Appraisal  
<https://www.leeds.gov.uk/docs/headingley%20hill,%20hyde%20park%20and%20woodhouse%20moor.pdf>
- Photographs of 'poorly managed' Heritage features, heritage at risk buildings and of the historic streetscapes
- Historic England: Neighbourhood Planning and the Historic Environment  
<https://historicengland.org.uk/images-books/publications/neighbourhood-planning-and-the-historic-environment/neighbourhood-planning-and-the-historic-environment-historic-england-advice-note-11/>
- Headingley and Hyde Park Neighbourhood Design Statement:  
<https://www.leeds.gov.uk/docs/Headingley%20and%20HP%20NDS.pdf>
- Far Headingley Neighbourhood Design Statement:  
<https://www.leeds.gov.uk/docs/FH%20NDS%20Adoption%20Version.pdf>

## Policies

### HD1 Design Guidance and Character Areas

*What is this policy trying to achieve? To ensure development relates to and complements the local character.*

**POLICY:** All new development must relate well to its site and surroundings.

Development proposals should demonstrate how they relate to their locality and/or character area and have regard to the character guidance set out within the relevant Neighbourhood Design Statement:

1. Headingley and Hyde Park Neighbourhood Design Statement
  - a) Headingley Centre
  - b) Wood Lane Area
  - c) Headingley Hill
  - d) Hyde Park (part)
  - e) South Headingley (part)
  - f) Cardigan Triangle
  - g) Turnways Triangle and Stadium
  - h) Ash Road Area
  - i) Headingley 'Green Girdle' (part)
2. Far Headingley Neighbourhood Design Statement
  - a) Beckett's Park
  - b) West Park Fields & Beckett Park (part)

Development principles:

- a) Proposals should demonstrate an understanding of context, including streetscape, roofscape and landscape setting, reflecting the built form, proportions, features and materials of the original and surrounding buildings;
- b) Local distinctiveness and character should be recognised and enhanced, particularly key features within character areas;
- c) Landmark sites, such as corner sites, focal points and road junctions should be sensitively treated, and development should consider opportunities to introduce new notable design features;
- d) Any development proposing the infill of a site, or the subdivision of a plot, should respond to the scale, proportion, layout, boundary features, and materials of adjacent

properties as well as the spaces between them and the effect this may have on their amenity;

- e) Extensions, including garages, should not dominate the original building and side extensions should normally be set back from the original frontage. The larger the extension, the further it should be set back from the site boundary. All extensions should be designed to minimise overlooking, overshadowing and visual dominance of neighbouring properties;
- f) Development, or alterations and extensions to existing houses, including boundary walls and garages, should be designed to match the existing or neighbouring houses in colour and materials including types of courses, bonding and pointing. This is particularly the case in the terraced blocks;
- g) Original details and other distinctive features in house design (brickwork details, doors and architraves, window sills and lintels, etc.) which add interest and local identity should be retained;
- h) Dormer windows should only be acceptable on main/ principal frontages, i.e. facing streets or public spaces, where they are appropriate in terms of design, character, scale and materials in relation to both the individual property in question and the wider street;
- i) Wheeled bin stores should be provided and screened wherever practicable;
- j) Appropriate boundary treatments should be retained and restored to preserve the character and coherence of the streetscape;
- k) Generally, building materials should be similar to those predominating nearby to ensure harmony and continuity, although the use of modern materials may sometimes be appropriate;
- l) Many areas in the neighbourhood consist of regularly spaced semi-detached houses. The essential characteristic of these streets are the symmetry of the pairs of houses and the spaces between them. Any side extensions should respect this important characteristic;

Development proposals within the Conservation Areas should also have regard to the character of the Conservation Areas and should demonstrate how the development will make a positive contribution to preserving the character of Headingley.

Development proposals should also give consideration to the management of the development over time, including the need for appropriate bin storage arrangements and other service requirements, including vehicular access.

## **HD2 Non-Designated Heritage Assets**

*What is this policy trying to achieve? to ensure development proposals do not cause harm to non-designated heritage assets.*

**POLICY:** Development proposals involving non-designated heritage assets should demonstrate an understanding of the historic significance of the asset and how the development will respect its heritage characteristics.

The effect of an application on the significance of a non-designated heritage asset should be considered in the determination of application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

## **HD3 Heritage At Risk**

*What is this policy trying to achieve? to support proposals for the restoration of our heritage assets at risk.*

**POLICY:** Proposals for the restoration or enhancement of heritage buildings, areas or structures at risk, including reinstatement of lost features, repair and upgrading of historic streetscapes and programmes of maintenance will be supported where they make a positive contribution to the locality in terms of high design standards and residential amenity.

#### **HD4 Historic Streetscape**

*What is this policy trying to achieve? To protect and enhance Headingley's historic streetscapes.*

**POLICY:** Development proposals should take account of historic streetscapes within the neighbourhood area including the retention and restoration of traditional paving materials wherever possible.

Street furniture, including lighting and signage, should be of a coherent design, particularly within the Conservation Areas and within the Town Centre. Security fencing should reflect the character of the area.

The use of modern materials which help to retain the traditional streetscape will be supported.

#### **HD5 Cardigan Triangle Character Area**

*What is this policy trying to achieve? To extend the Headingley conservation area to include part of the Cardigan Triangle and provide design guidance for the area.*

**POLICY:** Development proposals within the Cardigan Triangle Character Area should demonstrate how they have regard to special character of the area as set out in the Neighbourhood Design Statement, including:

- Retention of original features including boundary walls and stone setts; and
- The dense pattern of terraced streets.

## 8. ENVIRONMENT AND GREEN SPACE

### Introduction

- 8.1 The environment and greenspace are crucial to everyone's physical and mental health and wellbeing. Its quality influences our experience, choices and behaviours. We want to encourage everyone to protect and enhance it and to develop Headingley as an attractive, environmentally useful and sustainable: a good place to live, work, play and visit.

### Our local infrastructure

- 8.2 From aerial maps and from our few longer distance views Headingley looks surprisingly green for an inner-city area. The many mature trees, plus the heavy old-style shrubbery that lingers at the edges of Victorian housing mean that parts remain leafy and green throughout the year.
- 8.3 This visual appeal is to an extent illusory as many parts of the area have very little green space or garden space. There is substantial inequality of access to near green space for some residents because of poor garden provision and lack of pocket park amenity spaces. The plan therefore provides support for current or future proposals for new green space provision throughout the area. Examples of such areas are the Manors, the Richmonds and some of the Headingleys.
- 8.4 Headingley Community Orchards (much of whose work lies just beyond our northern boundary); Woodhouse Ridge Action Group; Friends of Beckett Park, Bedford Field Community Forest Garden; Headingley in Bloom, Headingley Open Gardens and Sparrow Park Action Group make an invaluable contribution to our environment. We will continue to support and strengthen these groups as they evolve over time.

### Public Greenspace

- 8.5 Our neighbourhood contains 3 major public green spaces, Beckett Park, Woodhouse Ridge and Batcliffe Wood. Neighbouring plan areas with whom we cooperate also have large areas of protected green space (Kirkstall Valley and Woodhouse Moor which make what has been referred to as a 'green girdle' around our central spaces. We support the preservation and enhancement of all this land including but not restricted to improvements to biodiversity and to accessibility through provision of benches and seating
- 8.6 There only play park for children in the Neighbourhood Plan area is in Beckett Park, Child Friendly Headingley supports the provision of a more central one. <https://en-gb.facebook.com/childfriendlyheadingley/>
- 8.7 As identified above some housing areas lack access to nearby green space. We support the identification and provision of pocket park amenity spaces.
- 8.8 Headingley Stadium covers a large area. Much of the edges of this are hard landscaping. There would be scope for improved planting and hence biodiversity in any future developments.

### Private Greenspace

- 8.9 Most of the green space designated in the Leeds Site Allocations Plan, while beneficial for air quality and biodiversity etc. is not accessible to the general public (except occasionally as a right of way). This includes the playing fields of Leeds City Academy and our two primary schools, the Ash Road allotments, the Diocesan land at Hinsley Hall, the land of Lupton Flats, Cardigan Road Hostel grounds - and much more.

- 8.10 The semi-public and private spaces that comprise Headingley's gardens, churchyards, edgeland and wasteland are of great importance. We would like to preserve and enhance it all. We aim to direct attention and add a measure of 'future proofing' to this aspect, maintaining all that we have. At the same time we remain aware (as listed in 9.3) that access to this private green space is very unequal.
- 8.11 There is currently a lack of an overarching strategy for the green environment in Headingley, which makes a co-ordinated approach to planting, maintenance and landscaping more difficult. In turn, this means that opportunities to make a contribution to wider environmental agenda, such as the 2030 net zero emissions target for the city, are being missed. Additionally, there are opportunities for incidental greenspaces and landscaped areas within Headingley to make a contribution to 'slowing the flow' of water run-off (see: <http://slowtheflow.net/you-can-slow-the-flow/>) through the introduction of Sustainable Urban Drainage Systems such as swales. A number of these measures can be co-located on small sites throughout the neighbourhood area.

### **Gardens and hedges**

- 8.12 Gardens enhance biodiversity, provide sanctuary for birds, insects and small wildlife and, although Headingley is not at risk from major flooding, they guard against surface runoff. Some Victorian terraces have matching terraced gardens which create attractive visual spaces. For example, the fronts of Regent Park Terrace.
- 8.13 The practice of paving over front gardens is harmful to the overall environmental quality of the neighbourhood area as well as increasing the risk of flooding. There are historic environment and natural environment benefits for maintaining the remaining front gardens that are not hard surfaced and supporting the return of hard surface gardens to planted areas.
- 8.14 A partial survey in 2021, in a variety of local streets, gave 40 % paved on average, but the majority of streets had over 50% paved. (total figures paved: 8 of 20, 6 of 10, 9 of 20, 18 of 33, 15 of 24, 18 of 80).
- 8.15 Many gardens retain their matching privet hedges, which are in themselves valuable urban aids to birds and insects.

### **Trees, verges and landscaping**

- 8.16 Our trees, are also increasingly recognised as one of our main barrier against the poor air quality in our neighbourhood. The trees in the 3 Conservation Areas, which form a large proportion of our area, are mostly, though not entirely, protected against destruction as their status is the same as with TPO (Tree Preservation Order) trees. There is a presumption that all tree cover in non - conservation areas is equally valuable both in terms of biodiversity and supporting the physical and mental health of residents and visitors.
- 8.17 Because our trees are arguably the defining environmental characteristic of Headingley and because they help to maintain our bird and insect life, we have made a high number of policies to protect them. The Woodland Trust's guidance (<https://www.woodlandtrust.org.uk/media/3731/planners-manual-for-ancient-woodland.pdf>) on retaining and protecting ancient woodlands and veteran trees notes that by definition, these are irreplaceable. A number of the trees in Headingley fall within these categories and there is a need to ensure that they are protected from development.



- 8.18 The verges of Headingley are as significant an environmental feature as the trees. In their quiet greenness they make important contributions to the character of much of our area and thus to the overall wellbeing of residents. The verges of The Turnways and St Anne's Road, of Langdale Avenue, Headingley Mount, the Beckett Park estate and Spring Bank Crescent are just some of many. It is important that they are well maintained, but in a way that supports improved biodiversity, for example reduced mowing to encourage a wider range of species.
- 8.19 Core Strategy Policy G9 requires that developments provide a biodiversity net gain, with further guidance provided on Leeds City Council's website: <https://www.leeds.gov.uk/planning/conservation-protection-and-heritage/achieving-net-gain-in-biodiversity-guidance-for-developers>
- 8.20 The measures set out in the policies below such as additional planting and landscaping provision within the area provide a steer to how biodiversity gains could be achieved in Headingley. Whilst development opportunities within the area give us incidental opportunities for biodiversity gain, smaller greenspaces including gardens and verges provide opportunities to enhance local biodiversity.

### **Local Green Spaces**

- 8.21 Six Local Green Spaces have been identified beyond those sites that are already protected through the Leeds Site Allocations Plan (2019). Four of which were first recognised in Headingley and Hyde Park NDS (adopted September 2010).
1. Village Green, St Michaels Road
  2. Sparrow Park, Cardigan Road
  3. Rose Garden, North Lane
  4. Bear Pit, Cardigan Road.
  5. The playing fields of the former Beckett Park School
  6. Dagmar Wood
- 8.22 The first four are well known areas and can be enjoyed by residents and visitors of all ages. A local green space assessment is included in the evidence base supporting the plan.

### **Development of additional Green spaces**

- 8.23 The old Beckett Park School playing fields are currently fenced so not accessible to the wider public however they were once part of the wider Beckett Park. There is a local aspiration for the playing fields to be restored to parkland in the future. If the school ceases to have a need for the playing fields the neighbourhood plan supports their return to the park (managed by Leeds City Council on behalf of Wades Charity)
- 8.24 There are some existing worked out ideas for additional green spaces, notably for the area near the war memorial and the proposed children's playground behind the Headingley Central. In addition, there is the commitment above to increase plantings wherever space exists
- 8.25 Decisions on prioritisation would be taken by the successor to the neighbourhood plan forum (see Green Environment Strategy in evidence base).

### **Headingley Green Environment Strategy**

- 8.26 In order to consolidate a number of the key issues arising from our consideration of green space and environment issues in Headingley, the Forum has prepared a

draft Green Space Strategy which highlights opportunities for future green environment management within the Neighbourhood Area in response to local issues and comments raised through consultation.

- 8.27 The strategy sets out some key opportunities for enhanced / improved green space management in Headingley and identifies key partners that will be responsible for the delivery of the strategy. The strategy is not intended to be completed by the neighbourhood forum as part of the neighbourhood planning process, however it is hoped that any successor groups to the neighbourhood forum (or groups that already exist in Headingley) may wish to pick up some of the ideas set out in this document and develop them into more fully-fledged projects.

### **HNP Evidence Base List**

- Local Green Space assessment
- SAP sites & site assessments
- Neighbourhood Design Statements
- Headingley Green Space Evidence Base Document
- Headingley draft Green Space Strategy
- Map of verges
- Map of protected trees.

### **Policies**

#### **GE1 Green Spaces**

*What is this policy trying to achieve? To designate Local Green Spaces for special protection through the planning process and support measures to enhance green spaces or improve their biodiversity.*

#### **POLICY:**

- a) The following areas are designated as Local Green Spaces where inappropriate development will not be approved except in very special circumstances:
- i. Village Green, St Michaels Road
  - ii. Sparrow Park, Cardigan Road
  - iii. Rose Garden, North Lane
  - iv. Bear Pit, Cardigan Road.
  - v. The playing fields of the former Beckett Park School
  - vi. Dagmar Wood
- b) Proposals for the enhancement of green spaces will be supported. Measures to improve and support biodiversity will be supported, for example proposals to introduce greenspace connectivity within the neighbourhood area.
- c) Green space developments should be prepared in accordance with Building with Nature principles to support ecosystem services within the neighbourhood area through enhancing multifunctionality, connectivity and landscape and biodiversity gains.
- d) The introduction of interpretation boards in the parks and woodland will be supported.

## **GE2 Garden Space and Support for Nature**

*What is this policy trying to achieve? to retain and protect garden space in Headingley for the important contribution it makes to local character, design, and green infrastructure.*

### **POLICY:**

- a) New development, alteration and retrofitting of domestic and business properties should, wherever possible, retain meaningful and usable garden/yard space.
- b) The installation of green walls (for example on gable end properties) will be supported.
- c) The introduction of wildlife friendly measures such as bat tubes, hedgehog 'highways' will be supported.
- d) Lighting schemes or single external lights should be designed to support local biodiversity. This link gives some guidance on this. [http://www.cost-lonne.eu/wp-content/uploads/2016/12/Flyer\\_light\\_at\\_night\\_EN.pdf](http://www.cost-lonne.eu/wp-content/uploads/2016/12/Flyer_light_at_night_EN.pdf)
- e) Gardens will, wherever possible, be maintained as gardens and not paved for parking or simply for ease of maintenance. Where development is required to provide onsite parking, then permeable materials must be used or, alternatively, impermeable surfaces must drain to a soft landscaped area within the site. Site boundaries and frontages should be maintained as green barriers/hedges.
- f) In order to improve air quality and provide sustenance for wildlife, new development and changes of use should, where appropriate, include low hedges and/or open weave fencing made from natural materials, in particular along front boundaries where appropriate.

## **GE3 Protection of Trees and Verges**

*What is this policy trying to achieve? To protect important trees in Headingley as well as retain the verges for the contribution that they make to local character and identity as well as biodiversity opportunities.*

### **POLICY:**

- a) Development proposals for Headingley Stadium should set include measures to improve landscaping in the public realm around the Stadium.
- b) The trees along the following streets (identified on map in evidence base) should be protected from removal as a result of development:
  - Dennistead Crescent
  - Foxcroft mount
  - Foxcroft Road
  - Mature trees at the bottom of Spring Bank Crescent
  - Langdale Avenue
  - The Turnways

A replacement strategy for these trees should be introduced as these trees age.

- c) Development proposals should, where possible, add to the provision of street trees in the public realm, in line with National Planning Policy.
- d) Development proposals affecting the verges on of The Turnways and St Anne's Road, of Langdale Avenue, Headingley Mount, the Beckett Park estate and Spring Bank Crescent, together with those others shown on map x should take into account their urban landscape value and seek to retain this wherever possible. Additional planting along these routes will be supported.
- e) Development proposals should take into account any impact on ancient or veteran trees within the neighbourhood area with a presumption in favour of retaining trees wherever possible. Compensation for tree loss should not form part of the assessment to determine the whether the benefits of development proposals outweigh the harm caused by the loss of trees.

- f) Support will be given to proposals for new tree planting to help address the climate emergency.

#### **GE4 Planting, Landscaping and Water Management**

*What is this policy trying to achieve? To support planting and landscaping schemes in Headingley which enhance biodiversity and assist with slowing water run-off rates.*

**POLICY:** In order to promote the softening of the built environment in Headingley, enhance biodiversity and assist with slowing water run-off rates, the following measures will be supported:

- a) The introduction of a strategic planting scheme throughout the neighbourhood area including arrangements for reduced mowing regimes on areas of public greenspace and roadside verges.
- b) The introduction of green and blue SuDS to improve water quality and slow water run-off rates.
- c) Creative planting along 'back streets' such as Back Richmond Mount and Back Headingley Mount to assist with rainwater management and street greening initiatives.

Development proposals should, where feasible, take into account the following aspirations:

- a) The retention of existing hedges and planting;
- b) The planting of new mixed native hedges where space permits to enhance air quality and provide continuity of planting to support biodiversity.
- c) Planting schemes between the highway and the pavement to provide the dual function of protection against emissions and enhancement of biodiversity, including the replacement of street furniture as appropriate.

## 9. TOWN CENTRE

### Introduction

- 9.1 Headingley town centre is defined by Policy RTC1 of the Site Allocations Plan (2019) is the hub of our area and an important destination for local people, workers and visitors. So, a vibrant, inclusive and attractive town centre is, literally, central to our vision of a vibrant, inclusive, sustainable Headingley, and will provide a welcoming place for residents, visitors and workers.
- 9.2 The town centre has many strengths. The mix of shops, small businesses, national companies and the variety of merchandise on offer is positive and Headingley Farmer's Market is a great asset.
- 9.3 Community action has greatly benefited the town centre, by establishing a cumulative impact policy which has helped retain the balance between pubs/bars and other businesses. This has helped to establish a healthy balance between a night-time economy and the needs of workers and residents of all ages. The community enthusiastically supports the range of shops and restaurants in our Area, including the Natural Food Shop, the HDT owned Headingley Greengrocers and the HEART centre.
- 9.4 HDT, local retail outlets and the contribution of groups like Headingley in Bloom and Child Friendly Headingley contribute to the Town Centre's vibrancy. These stakeholders have contributed to our consultation and their views and ideas are reflected in our Plan.
- 9.5 However, the Town Centre is threatened by various pressures, local and national.
- 9.6 The changes to Permitted Development Rights (2020/1) and the Use Classes Order (2020/1) have the potential to make a significant impact on Headingley. The actual impact of this will need to be worked out over the next few years but overall the powers of the LPA and of the neighbourhood plan are reduced. It will be even more important to have good working relationship with landlords and business owners.
- 9.7 There are a number of Victorian and Edwardian buildings which would benefit from revitalised frontages to improve the overall setting of the Town Centre.
- 9.8 Empty shops, traffic congestion and a lack of public toilets and parking are aspects which greatly concern those we consulted and excessive street furniture and signage reduces the attractiveness of the area and space to rest or talk. However it should be noted that there is no consensus on which specific signage and street furniture is desirable and which is undesirable.
- 9.9 The move to sit outside restaurants and bars as result of covid places extra pressures on Headingley's already narrow streets. Consideration should be given to how best to accommodate this shift to "al-fresco" whilst retaining and championing accessibility.

### HNP Evidence Base List

- Existing mix in Town Centre
- Links to health and wellbeing
- Conservation Area Appraisal
- Headingley Town Centre SWOT analysis
- Town and Country Planning Association: <https://www.tcpa.org.uk/2021-pdr-research>

## Policies

### TC1 Mix in the Town Centre

*What is this policy trying to achieve? To encourage a mix of uses in the Town Centre that enhance local sustainability and meet the mix of needs in the community.*

**POLICY:** Commercial or retail development will be supported in Headingley Town Centre (as shown on Map XX) where it proposes:

- E, F1 or F2 class uses;
- Uses which diversify and improve the vitality of the local centre to broaden its attractiveness to shoppers and visitors;
- Development which results in improvements to the external appearance of buildings and makes a positive contribution to local character;
- Temporary or meanwhile uses which add more variety to the Town Centre offer; or
- Residential development above town centre premises.

Proposals for new Hot Food Takeaways (sui generis) will only be supported where it is demonstrated that they will:

- Minimise impact on local amenity in terms of noise, activity and the local environment.

Proposals for new Drinking Establishments (sui generis) within Headingley Town Centre, or However, elsewhere within the Neighbourhood Area, will not be supported, in accordance with the extant cumulative impact licensing policy.

### TC2 Supporting a Pedestrian Friendly Headingley

*What is this policy trying to achieve? To support measures to make the Town Centre pedestrian-friendly and pick up land-use elements of the funding bid submitted in 2017. This will include more accessible shop fronts and will reduce street clutter. Many of the Living Streets policies offer useful guidance (see also GE4)*

**POLICY:** Proposals to improve the accessibility and attractiveness of Headingley Town Centre to pedestrians and cyclists will be supported, including public realm improvements.

### TC3 Design of the Town Centre

*What is this policy trying to achieve? To require that when there is change of ownership of a shop/business premises the renewed frontages are in keeping with the surrounding area. This is a particular issue in the older areas such as in North Lane. The use of shutters should be restricted as they are in the City Centre.*

**POLICY:** To be supported, proposals for new shop frontages or alterations to existing shop frontages should demonstrate how they have regard to the following:

- a) The retention and enhancement of existing traditional frontages, features or details of architectural or historic interest;
- b) The architectural and historic character of the locality;

The use of external security shutters on sensitive buildings will not be supported.

## 10. GETTING AROUND

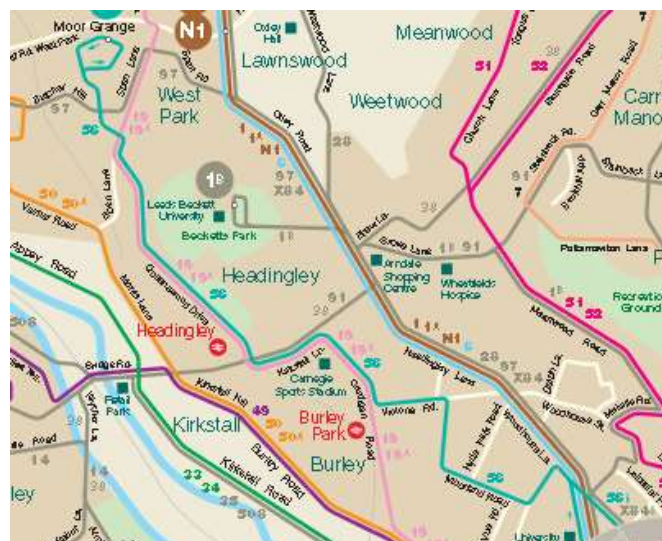
### Introduction

- 11.1 Residents, visitors and workers all need to be able to travel easily into and through the area, without negatively affecting the environment and residents' health and wellbeing.
- 11.2 This section sets out our plans to ensure that everyone has a better travel experience, while respecting the needs of everyone who lives and works here. We want to
- Encourage everyone who can to use active transport (walking, cycling, skateboarding),
  - Improve the balance between vehicles and people
  - Improve public transport provision,

### Description

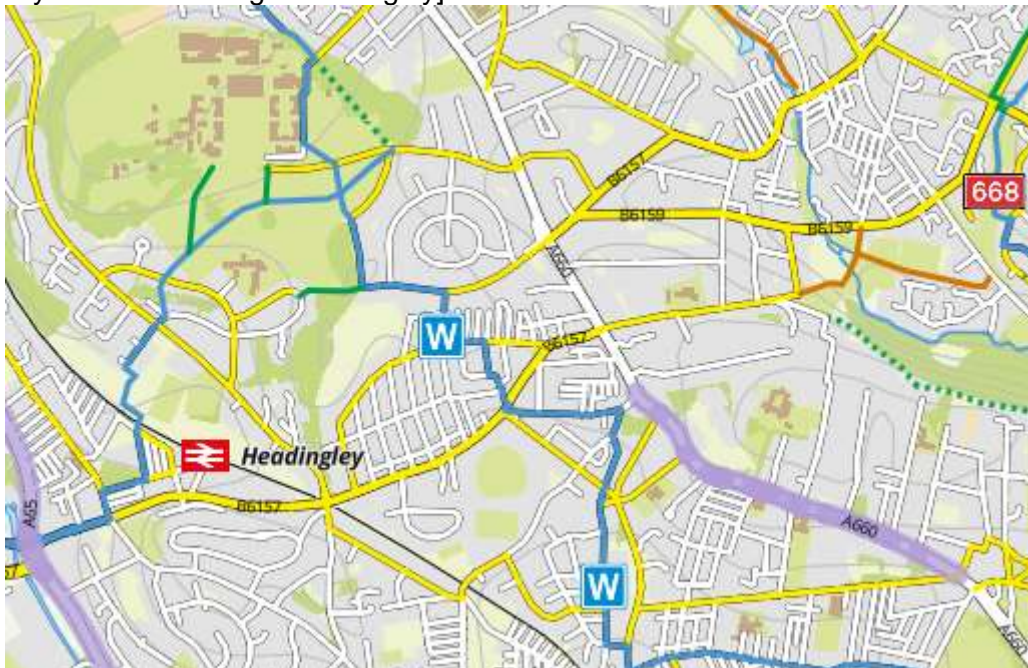
- 11.3 Headingley is on the A660, a major route into Leeds, and also on a major east west cross route (B6157). As a result, the area suffers from dense commuter traffic and a constant stream of heavy vehicles as well as the traffic generated by residents and people working locally. Tenants in HMOs often have a car each and many use taxis/Ubbers to get around rather than walking or using public transport.
- 11.4 There are public car parks in the Town Centre at the Headingley Central and at the Headingley Taps, but these are relatively small and many people use on street parking, but this is limited. Most of the closest streets have double yellow lines, the Beckett Park estate has residents only parking and the small number of parking spaces outside St Michael's Church are often taken up by taxis or commercial vehicles. Most residential properties were built before most people owned cars, so the majority of residents also use on street parking, including the HMO tenants
- 11.5 Major employers, like the Headingley Stadium and Leeds Beckett university have staff car parking, but visitors' and spectators' cars add to the number parked on local streets.
- 11.6 However, one of the strengths of Headingley is the regular and abundant public transport.

### Leeds Bus Routes (Dec 2020)



- 11.7 Buses run frequently during the day and into the late evening along Otley Road from Leeds City Centre to Otley, Lawnswood, Adel and other destinations and services also go north west to Ireland Wood and east to west across the area. Headingley station is a short walk from the western edge of the plan area, providing rail access to Leeds, Harrogate, York and the national rail network.
- 11.8 The area is relatively compact so it is possible to walk from most of the residential areas to the town centre, often through the many back streets and ginnels, which provide a way to avoid the busy road. There approximately 30 ginnels and footpaths in the area. Some are tarmacked and lit, others have old stone walls and setts.
- 11.9 However, narrow, busy and often obstructed pavements often make it difficult to walk down the streets and many ginnels are seriously degraded and in need of sensitive maintenance so that they can remain useable.
- 11.10 Provision for cyclists is limited. The cycleway on A660 is narrow and the north south cycle way ceases as it passes Headingley Central, leaving cyclists to compete for space with buses and taxis stopping immediately outside the centre as well as the busy traffic. Although bollards have been erected to separate cyclists from the traffic in places, for much of the way, there are no barriers between the cycleways and the heavy traffic.

{Map – cycle routes through Headingley}



- 11.11 Cycle routes are sign posted through the area, using the network of paths in Beckett Park and back streets. However, the route into Leeds is relatively long and indirect.
- 11.12 There is secure cycle parking outside the Library and Headingley Central and on North Lane, outside the Natural Food Store but none further south along Otley Road.
- 11.13 The first COVID lockdown (March- May 2020) caused a very significant drop in traffic on Otley Road. This was not completely replicated during the second lockdown in November 2020, the rush hour period from 7.30 to 9am remained busy. Post lockdown rush hour traffic is returning to “normal” levels
- 11.14 In 2021, the Council published the Connecting Leeds Transport Strategy, setting an overall ambition for Leeds to be a city where you don’t need to own a car. The strategy sets out a range of interventions, including aspirations for modal shift and



reductions in emissions-generating transport options, with accompanying increases in walking, cycling and zero-carbon public transport. These ambitions relate well to Headingley through the inherent walk- and bike-ability within the area and opportunities to maximise the use of public transport in future. Improvements to transport will also have dual benefits of contributing to climate emergency priorities and enhanced sustainability.

## Issues

11.15 Although the area is well-connected and easy for most to move in and through, this produces issues for those who live and work here, as highlighted through consultation:

- Congestion is a real problem, particularly, at peak times on the A660 and this often seriously disrupts bus services and makes them unreliable.
- The constant stream of traffic in high traffic areas, including heavy goods vehicles, results in a high level of air pollution with Oxides of Nitrogen (NOx is a significant source of air pollution which has serious health implications.)
- 'Rat running' through the residential areas, in an attempt to avoid the congestion, is a problem, although a few residential areas have successfully worked with the Council to introduce traffic management plans e.g. Ash Road Area, Bennett Road and Wood Lane
- Noise pollution from constant traffic, especially at night in residential areas, is also an issue.

11.15 Numerous schemes since the 70s, intended to improve the situation, were not approved, and so the problem continues.

11.16 Parking is problematic in many ways. The limited parking in the Town Centre means that people who are less mobile can struggle to shop there. Spectators at rugby and cricket matches park on the roads surrounding the Stadium, increasing congestion and blocking access. The frequency of public transport and the proximity of the city means that commuters park all day in residential streets: the introduction of parking restrictions to stop this on some roads has simply shifted the problem elsewhere in the area.

11.17 Drivers frequently park on pavements in order to keep the roads clear, instead blocking the pavements and causing major problems for people with disabilities, small children and pushchairs or anyone not brave enough to walk in the traffic.

11.18 Pavements are not only obstructed by cars, but also by street clutter, poorly placed signage, structures and features, which obstruct pedestrians too. Pedestrians and cyclists often compete for the limited space on the pavement, causing stress and anxiety, particularly to older residents.

11.19 Some footpaths and ginnels are in a state of disrepair or may not feel safe to use, especially at night. Those that are not registered are under threat from the 2026 deadline for registering 'unclaimed' footpaths

## Consultation outcomes

11.20 Those we consulted said that pedestrians, particularly children/older people, should have priority over the car driver and felt strongly that reducing air pollution, particularly in the Town Centre is a higher priority than the speed or efficiency of journeys.

11.21 While electric vehicles might provide a short-term solution, we recognise that they are not without emissions problems too. The only real solution is to substantially reduce the number and size of motor vehicles on Headingley's streets.

## HNP Evidence Base List–

- Monitoring evidence from Highways / Connecting Leeds

- Living Streets Evidence
- Leeds Transport SPD
- Connecting Leeds Transport Strategy
- Map of public rights of way.
- Map of neighbourhood Ginnels.

## **Policies**

### **GA1 Traffic Management –**

*What is this policy trying to achieve? To support measures that alleviate current traffic management issues, including supporting the use of cycling and walking. Major employers and traffic-generation uses having an active travel plan (to accompany new development proposals)*

**POLICY:** Proposals to alleviate traffic management stresses along the A660 corridor will be supported.

Proposals for major developments or “anchor” organisations operating in the area, particularly those which will bring new employment into the area, should be accompanied by an active travel plan which demonstrates how the proposal will utilise the opportunities for non-motorised/ active travel.

### **GA2 Pedestrian & Cycle Routes**

*What is this policy trying to achieve? To protect existing pedestrian and cycle routes and identify additions to the existing network. To aim to upgrade non definitive paths to definitive ones i.e., Public rights of way.*

**POLICY:** Proposals to improve and extend the Public Rights of Way network will be supported, including non-invasive and sensitively designed signage, maintenance and retention of routes and improved accessibility.

New development proposals should, where appropriate demonstrate how non-motorised modes of transports have been prioritised to improve active travel.

The prioritisation of pedestrian accessibility will be supported, through the careful planning of strategic pedestrian routes, supported by appropriate funding and accompanying interventions such as pedestrian crossings, litter bins, planting and landscaping, which may include removing or re-siting street clutter which currently serves as a barrier to pedestrians.

Improvements to the safety of existing walking and cycling routes and the development of new, safe routes, will be supported.

Proposals for new development should seek to protect, retain and, wherever possible, enhance existing routes for pedestrians and cyclists.

Proposals for new development should include safe and secure cycle parking as required by the Leeds Transport SPD.

Proposals to increase the accessibility of the area to people who are unable to travel via active transport will be supported, including, but not limited to additional parking places for them as needed.

### **GA3 Footpaths and Ginnels**

*What is this policy trying to achieve? To maintain, restore and enhance and improve the safety of the footpath and ginnel network throughout the neighbourhood area.*

#### **POLICY:**

- a) Development should preserve and enhance existing footpaths and ginnels as identified on Ginnels Map in evidence base. The restoration of stone walls will be supported to add to the value of the insect life, ivies and occasional lichens they contain.
- b) The introduction of biodiversity measures to Ginnels will be supported, for example the use of climbing plants along walls and fences, to provide structures for birds to nest and fruit for birds and bees.
- c) The restoration of the long ginnel of top of Chapel Lane behind St Michaels Crescent (also a significant heritage feature of Headingley) will be supported.
- d) The restoration of the gap between Chapel Street to reconnect with Ash Avenue (as shown on Map X) to create the restore the walking route to St Anne's Road and the Trelawns will be supported.
- e) To improve the connectivity within the central shopping area, the restoration and enhancement of the ginnel between the Artisan Baker on North Lane and Grunberg Road will be supported.
- f) Improvement of the area to the south, behind both North Lane and Otley Road with the provision of seating and planting, will be supported.
- g) The enhancement of the long footpath at the side of Stadium will be supported. The replacement of existing wire netting covering the path with open weave fencing will be supported.

### **GA4 Electric Vehicles**

*What is this policy trying to achieve? To support the use of electric vehicles by requiring new developments to incorporate EV infrastructure as part of development schemes (charging points) and support retrofitting proposals. This is not withstanding the longer-term ambition of this plan is to limit the number of all vehicles in the plan area, including electric vehicles.*

#### **POLICY:**

- a) The inclusion of electric vehicle charging infrastructure in new development is supported where there is off-street parking provision.
- b) Retrofitting of existing properties to include new infrastructure will be supported where they do not:
  - adversely impact on the heritage value of the property
  - block pavements or result in reduced accessibility for wheelchair users, those who use mobility aids or pushchairs.
- c) The provision of EV charging points in public car parks (and new parking developments) will be supported.

## 12. COMMUNITY & SOCIAL COHESION

### Introduction

- 12.1 To make Headingley a great place to live, we want to encourage everyone who lives, works and has fun here to be welcoming, inclusive and considerate of each other regardless of age and identity.
- 12.2 Many residents said that, in their experience, Headingley was more like a village where they meet fellow residents and friends as they shop and access services. However, the lack of distinct boundaries makes it difficult to identify Headingley as a distinct area.
- 12.3 Students and other short-term residents are an important part of our community, although the annual influx of students can be disruptive. They support our shops, transport system and services. Without them Headingley would not be the vibrant, lively place it is, and we recognise the contribution they make and will continue to welcome them. We want to rebalance the population to make the Area more resilient and sustainable and hope that some of them will choose, and be able to, become long term residents rather than moving out of the area. Considerable discussion, in the consultation, has taken place about ways to do this, particularly ways to attract and retain younger adults who have been priced out of the area. We need them, and other new residents, to become involved in our community organisations and lead in the future development of the Area.
- 12.4 Some of the Housing policies in section 7 are intended to result in more reasonably priced housing to allow new people of all generations to put down roots here.
- 12.5 Some of our design suggestions about walking and mobility will also increase social interaction, potentially reducing isolation and loneliness, a contributor to ill health. An increasingly beautiful/attractive environment will also help.
- 12.6 Headingley residents already work well together, and we have many effective community organisations which have worked well to improve our area and move Headingley forward. Once this plan is agreed and passed, we recommend that the Forum works closely with these to implement the Plan and that they work together to ensure the future of Headingley.

### Community Actions

- 12.7 These community actions are not intended to be completed by the neighbourhood forum as part of the neighbourhood planning process, however it is hoped that any successor groups to the neighbourhood forum (or groups that already exist in Headingley) may wish to pick up some of the ideas set out in this document and develop them into more fully-fledged projects.

### Proposed Community Actions

#### Housing

To encourage landlords and developers to:

- Change surplus and under occupied HMOs into housing more suitable for long term occupation
- Promote and encourage longer term letting arrangements
- Adopt co- housing and alternative housing models
- Modify buildings to become more energy efficient.

## Heritage

- Raise community awareness of replacement Original Oak Tree
- Develop working group to identify more non heritage assets
- A Heritage Trail of ginnels and footpaths,
- Interpretation boards (such as those at either end of Batcliffe Wood),
- Promotion of our status as Leeds' No 1 suburb through local businesses, including Stadium,
- A Blue Plaque initiative to celebrate famous local residents,
- Consider development of character area guidance.
- Identification of further Non-Designated Heritage Assets within Headingley to be nominated to Leeds City Council for inclusion in the Local Heritage List.
- Advocate for adoption of a Conservation Area Appraisal for Headingley and a review of the Conservation Area boundary which includes the Cardigan Triangle Character Area.

## Green space and environment

NB see also Green Space Delivery Strategy

- Provide additional small green spaces, boxes and benches
- The forum would support s106 monies arising from future developments being spent on increasing green space and facilitating improved biodiversity
- The shrubs and general frontages of a number of buildings such as Headingley Methodist Church, the Vineyard and St Columba's can be refreshed without losing any of their heritage.
- A local public information campaign on the benefits of retaining front gardens and not paving over them should be pursued, perhaps in collaboration with other local groups looking into this issue
- To investigate supporting the work to restore the former Beckett Park School playing fields to parkland that can be incorporated into the wider Beckett Park.

## Town Centre

- Redesign the pedestrian areas.
- Improve disabled access in the public and commercial realm
- Reviewing street furniture/signage to reduce it and make streets more attractive
- Replace 'clutter' with direct planting, tubs, planters, seats etc. which are socially and environmentally beneficial and visually pleasing.
- Support redesign of bottle banks outside Headingley Taps
- Make it child friendly
- Maintain the Cumulative Impact Policy while supporting our attractive local restaurants and cafes.
- Work with landlords to encourage re-letting of empty commercial properties
- Support set up of new retail businesses which complement those already in our Town Centre by offering different products or services.
- Ensure original shop fronts are protected and maintained, particularly when re-development takes place
- Increase the number of public amenities, such as public toilets and benches to meet the needs of older and disabled people.
- Reduce the impact of traffic

## Getting Around

- This plan does not ask for additional parking provision for shoppers and other visitors to the town centre, but it does ask that the existing provision should be better signed and explained with a review of the proportion of that provision which is allocated to people with disabilities.
- There is work to be done to collaborate with our neighbours in the Kirkstall Neighbourhood Plan area to better manage traffic access over the railway bridge on St Michael's Lane on the boundaries of the plan area.
- There is an aspiration, which we support, for a pedestrian crossing on Headingley Mount and to review crossings on North Lane to improve access to the shops and better reflect the changed premises usage.
- There is support for changing the crossing at the Otley Road/North Lane junction into a scramble crossing as people frequently use it safely to cross the roads diagonally
- The footpath network could be improved by removing the wall which has been places across the end of Chapel Street, separating it from Ash Avenue.

## Community and Social Cohesion

- Arrange for welcome to Headingley signs to give us sense of place and establish our identity
- Commentaries on local buses should give information about the area, as they do elsewhere in West Yorkshire.
- Town centre layout/street furniture/ public space should be designed to bring people together and to encourage them to interact/engage/talk. It should promote and not obscure places where people meet, like HEART, the Library, the Medical Centre and the Pharmacy
- Work with Child Friendly Headingley on ways to bring parents with children together with each other.
- Support efforts to increase school provision/ the number of school places to meet changing demographic needs.
- Develop a local arts and culture policy to build on our existing strengths in this area.
- Develop a community facilities policy
- Review existing community engagement projects (statutory and non-statutory) to identify possible gaps
- Review need for more carless days such as the two recent North Lane ones
- Support existing Graffiti Management schemes

## **13. CONCLUSION**

This Neighbourhood plan reflects the goals and aspirations of the residents and businesses of Headingley. Its policies will have weight in the planning system up to 2033.

We hope it will contribute to making our area which is a good place to live in for people of all ages and ethnicities and identities – it is now open for formal consultation.

The detailed evidence that supports the policies is available on the website and is listed below.

## **List of Appendices**

Evidence Base List available on the HNP website  
<https://headingleyneighbourhoodplan.org.uk/>