

Little Woodhouse

NEIGHBOURHOODPLAN

Public Forum held 16 Sept 2025 at 6.00 -7.30pm
Boardroom Josephs Well Hanover Walk LS3 1AD

How was the public engaged?

Forum meeting with reports on the Little Woodhouse Neighbourhood Plan (LWNP) and website.

Who engaged the public?

Little Woodhouse Neighbourhood Planning Forum (LWNPF)

How were they engaged?

Emails to members of LWNP Forum and to LWCA members and local organisations.

Where and when did the engagement take place? Tuesday 16 Sept 2025 at Josephs Well hosted by Mark Pullan

Who was engaged? How many people were involved? 11 people (including 9 residents) attended the meeting with a further 7 apologies.

Present: Deryck Piper (DP) (chair), Barbara Mitchell (BM), Peter Baker (PB), Sue Thomas (ST), Mark Pullan (MP), Richard Scott (RS), John Coates (JC) Celia Hession (CeliaH) Sylvia Landells (SL), Ursula Klingel (UK). **In attendance:** Tom Procter, JLL/Luminate

Apologies: Ian MacKay (IM), Kwame Steadman (KS) (LCC), Joanna Gabrilatsou (Luminate), Garance Rawinsky (GR), Celita Huggins (CelitaH), Fe Uhuru (FE) , Freda Matthews(FM)

Notes: Barbara Mitchell

How did the public engage?

Verbal report and presentation and discussion of responses to PSC consultation.

Circulated documents – Agenda; Draft Minutes of last Forum ; onscreen presentation and handout of draft summary of policy changes.

1 Introduction and welcome

DP opened meeting and thanked people for their attendance, and especially to Mark Pullan for hosting the meeting and providing refreshments. BM provided a list of apologies.

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2 Minutes of last Neighbourhood Planning Forum held 17 June 2025

The Forum minutes of 17 June 2025 were agreed as an accurate record (prop MP, sec RS)

2a Matters Arising

No matters arising other than the agenda.

3 Neighbourhood Plan Progress report

The Working Group (DP PB BM) have now completed the following as agreed at the last Forum meeting:

- Resolve points raised by Joanne Gabrilatsou – a supportive letter has been received from Joanna Gabrilatsou with one additional suggestion
- a meeting with University of Leeds Estates Department discussed acknowledgement of importance of the university to the Area, and several points were agreed
- A draft Statement of Consultation has been prepared and in progress of review
- The website has been updated with the latest draft Neighbourhood Plan and a draft of Consultation Statement (Work in progress).

PB gave an onscreen presentation summarising the main changes following compiling and appraisal of all written comments, including further discussion with some of the main respondents.

3a The structure of the Plan – following comments from the Leeds City Council neighbourhood planning team, the Neighbourhood Plan is reordered as follows:

The Neighbourhood Plan

- Part 1 Policies
- Part 2 General Design Guidance/Codes (Aecom)
- Part 3 Student Accommodation Design Code
- Part 4 Park Lane Design Code

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Appendices:

Appendix A	Heritage Area Appraisal and Management Plan
Appendix B	Non Designated Heritage Assets & Positive Buildings
Appendix C	Character Analysis (Aecom)
Appendix D	Green Infrastructure
Appendix E	Local Green Spaces
Appendix F	Community facilities

3b Changes to Housing policies H3 and H4

H3 Location of PBSA Outside the original Preferred Area for PBSA, three exceptions have been added: a) the Park Lane campus in accordance with the mix of uses set out in the Design Code; b) the Western Campus subject to height and as part of a mix of uses; c) Josephs Well area subject to a mix of uses.

H4 Conversions to student accommodation

The policy is retained despite objections from some respondents. Conversion to student accommodation would escape size standards which apply to residential accommodation and thereby would reduce the availability of housing suitable for family and other households, defeating the main aim of the Plan to achieve a better balance of housing mix. For example, a recent application to convert two flats (currently occupied by students) into 7 studio apartments would result in a loss of possible family accommodation.

UK stressed the need to increase affordable housing whenever possible because this was becoming an urgent issue: demonstrated in the hidden homelessness uncovered in the Rosebank School Parents survey.

DP reiterated the restriction on Neighbourhood Plans to stay in broad agreement with the National Planning Policy Framework and the Local (Council) Plan. Tom Procter said that the Leeds Article4 Direction was in force in this Area.

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3c Heritage Area Some respondents had objected to the extension of the **Area** covered by existing conversation areas for fear this will dilute the designation. However, this policy has had endorsement from Historic England and has been discussed in detail with Kate Newell of the Leeds Conservation Team, including the naming of Non-Designated Heritage Assets. A category of “positive building” has been added in addition to NDHA. The Appendix has been enlarged to reflect this. Also, it was noted that Leeds is developing its own Leeds List.

Discussion with Kate Newell centred on the differences between **NDHAs and positive buildings**. An NDHA was usually where original features had survived or changes were minimal: where there were more alterations e.g. large dormers, the building could be described as a **positive building**. A Map 5 has been amended with all these identified and Appendix B includes a list of the detailed descriptions.

18 Moorland Road is a prime example of NDHA with historic associations with the Tetley Sisters. Unfortunately, the designation does not have enforcement attached though it identifies its importance and a planning application should demonstrate how any change has been justified. SL pointed out current problem of graffiti, how can these be removed? Two houses at the top of St Johns Terrace have similar problem, one council owned, one by a housing association. This was identified as relevant to the **Projects** section to allow for future bids for funding, and otherwise as an issue for the **Little Woodhouse Community Forum** to pursue.

3d Economy and Community The main issue identified by the University of Leeds is the importance of Education to the area, as an employer and landlord as well as education provider. This role extends to the other education providers including Park Lane, LGI, LBU, and Rosebank School, making a main influence on the

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Little Woodhouse Area. The advice from Leeds Neighbourhood Planning suggested a new policy would require additional consultation. An alternative approach is to reflect the importance of Education throughout the existing policy.

Joanna Gabrilatsou JLL/Luminate has sent a letter supporting changes and suggesting the addition of “indoor sports” to gym uses. This was agreed.

BM added the discussions with Luminate and with the University of Leeds as well as the Regeneration Team of Leeds City Council and the LGI were important contacts for the future.

3e Evidence

DP noted that the Housing and Population **Evidence Base Review** will now be in the Evidence section but is nonetheless an essential piece of work. PB said this will be available to the Examiner, as well as on the website where it is available on the Neighbourhood Plan Documents page of www.littlewoodhouseplan.org

It was proposed to accept the changes outlined as the Pre-examination Neighbourhood Plan to be forwarded to the Council. (prop RS, sec JC)
Agreed unanimously by a show of hands.

Thanks to Peter Baker for the drafting of all these documents, to Ian MacKay and Kwame Steadman for their help and drafting advice and to Deryck Piper and Barbara Mitchell. Agreed unanimously.

3f Consultation Statement

BM introduced the Draft Consultation Statement which is part of the documents to be submitted to the Examiner. It relates the stages of development of the Neighbourhood Plan and the consultations that have contributed to the plan policies. The current draft is on the website but will be amended following feedback. The documents consist of

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The Consultation Statement (draft)

Appendix A Timeline of events

Appendix B Chart of all comments from Organisations and our appraisal

Appendix C Chart of all comments from Individuals and our appraisal

Appendix D Examples of materials: leaflets, posters, questionnaires, pictures, meetings.

BM recommended reading Appendix B for the comments of Organisations.

The finished document will be presented for Examination along with the **Basic Conditions Statement** prepared by Kwame Steadman.

4 Next Steps

It was agreed that the working group of Deryck Piper, Peter Baker and Barbara Mitchell should continue to consult with the Council about the next steps. (prop MP, nem con)

5 Date of the next LWNP Forum meeting

Tuesday 18 November 2025 – Forum and Annual General Meeting - Venue to be arranged

Reminder of Joint meeting of LW Community Forum and LW Neighbourhood Planning Forum

Tuesday 14 October 2025 starting 5.30pm at the Civic Hall – Councillor Jonathan Pryor Deputy Leader and Lead Member for Traffic and Highways

6 Any Other Business

SL – Speeding problem on Moorland Road/ St Johns Terrace and St Johns Avenue – how to get hold of a speed gun. This could be raised at the Community Forum meeting on 14 October with Cllr Pryor and with the Police representative Sgt Charlie Cator.

End 19.35pm