

LEEDS CITY COUNCIL - PLANNING STATEMENT **Former Petrol Filling Station, Broad Lane, Bramley**

Site Description

The site is approximately 0.14 hectares and comprises a former petrol station and forecourt, now demolished and cleared. In topography terms the site is generally flat and is bordered by residential to the north, south and west and a public house car park to the east. A site location plan in **Appendix 1** shows the site and its context.

Development Plan

The previously developed site is unallocated in the adopted Unitary Development Plan Review (2006).

Uses

The site is considered suitable for residential use but other uses will be considered on their merits having regard to planning policy and other development management considerations.

Key Development Principles

- § Development should respond to the local context and be no more than two storeys in height;
- § The scheme should be sensitively designed, must be a 'good neighbour' and should contribute to a sense of place, quality and character and take guidance from the City Council's 'Neighbourhoods for Living' guide, Building for Tomorrow Today Sustainable Design and Construction (2011) and 'Secure by Design' (2007);
- § Materials should be predominantly brick but could be combined with other materials;
- § In any residential scheme consideration should be given to protecting prospective residents from noise and unwanted disturbance from the adjacent public house;
- § New planting will be expected as part of a landscape scheme which should help to assimilate the development in to the site.

The UDF drawing in **Appendix 2** illustrates the site's positive features, constraints and opportunities for development.

Access

Access should be located centrally along the Broad Lane site frontage with a visibility splay of 2.4 x 90 metres and access kerb radii of 6 metres. Alternatively, individual driveways onto Broad Lane should be acceptable. The on-site highway layout must be designed and constructed in accordance with the Street Design Guide.

Technical

A Geotechnical Desk Study Report (Stage 1, Phase 1) has been produced along with general site development information, including information on access and parking requirements, rights of way, drainage, ground conditions and statutory undertakers which is included in **Appendix 3**.

Developer Obligations

For residential development affordable housing and greenspace contributions will only be triggered if the unit numbers exceed 15 and 10 respectively. Public transport and education contributions are unlikely to be required for a site of this size. It should be noted that the City Council is also developing a Community Infrastructure Levy (CIL) for the District. This levy will apply to most new floorspace granted planning permission, on a £ per square meter basis. It is intended that after summer 2014 the current 'tariff' type S106 requirements will be superseded by this CIL charge. At present the £ rates have not been set, please see the City Council's website for more information.

Contact Details

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