

## **LEEDS CITY COUNCIL - PLANNING STATEMENT** **Former Moor End Training Centre, Tulip Street, Hunslet**

### **Site Description**

The 0.72ha site comprises a former single storey training centre set within mature landscaped grounds. In topography terms the central part of the site is flat with the land rising towards the western and southern boundaries. It is bordered by Tulip Retail Park to the north and east, Middleton railway line to the south and the Tunstall Road roundabout to the west. Hunslet Town Centre is located to the north east of the site within approximately 500 metres walking distance. The site's location is shown as an inset on the constraints plan in **Appendix 1**.

### **Development Plan**

The previously developed site is unallocated for any specific development in the Leeds UDP Review. The site also lies on the edge of the Aire Valley Area Action Plan (AVAAP) and any development should support the regeneration aspirations of the emerging AAP by improving connectivity and accessibility to Hunslet Town Centre and the River Aire corridor beyond. A residential use of the site is preferred to facilitate improved pedestrian links to Hunslet Town Centre, support its vitality and viability and reduce the need to travel by car. It would also contribute towards meeting the draft Core Strategy target of 70,000 (net) new dwellings to 2028 in a sustainable urban location consistent with the plan strategy. However, employment uses would equally be suitable for the site. Information on the AVAAP can be found on the Council's website (<http://www.leeds.gov.uk/council/Pages/Aire-Valley-Leeds-Area-Action-Plan.aspx>).

### **Uses**

A residential use of the site is preferred although other uses will be considered including the following:

- Research & Development & light industrial (B1b & c)
- Storage and Distribution (B8)
- Residential Institutions (C2)
- Non-residential Institutions (D1)

### **Key Development Principles**

- The scale, massing and height of any new buildings should respond to the positive aspects of the surrounding area;
- Development should have an active frontage on to Tulip Street and the Middleton railway line;
- Any 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);
- Any scheme should ensure that the amenity of the adjacent residential properties to the south of the site is protected from unwanted noise and disturbance;
- The layout of any scheme should contribute to creating improved walking links between the site and Hunslet Town Centre and provide a positive frontage onto Tulip Street;
- Materials should be predominantly brick but could be combined with other materials;
- Some of the trees within the site are subject of a Tree Preservation Order (TPO) and are identified on the constraints plan in **Appendix 1**. Other trees within the site which are not protected should be considered for retention where possible. Where removal of existing trees is proposed suitable tree replacement should be provided on a minimum three for one replacement to loss. Such planting will normally be expected to be on site, as part of an overall landscape scheme;
- Any scheme should accord with the City Council's Guideline Distances from Development to Trees;
- A detailed landscape scheme will be required to complement the existing planting within the site with particular emphasis on reinforcing the landscape screening on the southern boundary.

A constraints plan in **Appendix 1** illustrates the site's positive features, constraints and opportunities for development.

## Access

Vehicular access to the site should be taken from the existing access on Tulip Street with minimum visibility splays of 2.4m x43m. The existing access has good visibility in both directions and provides an adequate stagger from the access to the retail park.

An additional pedestrian access should be provided onto Tulip Street from the northern end of the site to enhance pedestrian links between the site and Hunslet Town Centre via Beza Street and Church Street.

Further general site development information, including information on rights of way, drainage, ground conditions and statutory undertakers is contained in the Technical Information in **Appendix 2**.

## Developer Obligations

The Council will pursue planning obligations where appropriate (see table below).

<b>What</b>	<b>UDP Policy</b>	<b>Threshold</b>	<b>Requirement</b>
<i>Greenspace</i>	<i>N2, N4, Guidance Note 4</i>	<i>C3: 10 units or above</i>	<b>To provide on site greenspace or a contribution towards greenspace in the area.</b> <i>The site is considered to be too small to accommodate local amenity space, so a commuted sum would be acceptable. There will a requirement for contributions towards Local Recreational Areas (N2:2) and Neighbourhood/District Parks (N2:3) given the lack of provision in the locality.</i>
<i>Affordable Housing</i>	<i>H11, H12, SPG 3, Interim Policy 2011</i>	<i>C3: 15 units or more</i>	<b>To provide affordable housing.</b> <i>There is a requirement for 5% affordable housing on site all 100% sub market/intermediate housing.</i>
<i>Public Transport</i>	<i>T2D, SPD</i>	<i>B1b) &amp; c) &gt;1,500 sqm B2:&gt; 2,500 sqm B8: &gt; 3,000 sqm C2: &gt;30 bed C3:&gt; 50 units D1: &gt;500 sqm</i>	<b>To provide a contribution to public transport infrastructure or enhancements.</b> <i>There is a calculator on the Council' s website at: <a href="http://www.leeds.gov.uk/Housing/Planning/Planning_consultations/Public_Transport_Contributions__online_calculator.aspx">http://www.leeds.gov.uk/Housing/Planning/Planning_consultations/Public_Transport_Contributions__online_calculator.aspx</a></i>

The City Council is 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 spring 2015 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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