

Report of City Development

Report to Chief Planning Officer

Date: 22nd September 2014

Subject: Planning Statement for the land at Newmarket Lane, Cross Green

Are specific electoral Wards affected? If relevant, name(s) of Ward(s):	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Burmantofts & Richmond Hill
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the decision eligible for Call-In?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information? If relevant, Access to Information Procedure Rule number: Appendix number:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Summary of main issues

1. This planning statement has been drafted in consultation with other Leeds City Council departments through the LEDA process and provides appropriate planning guidance for a future development of the site.

Recommendations

2. The Chief Planning Officer is requested to approve the planning statement which will help to facilitate the disposal of the site.

1 Purpose of this report

- 1.1 The purpose of this report is to present this planning statement to Planning Board for approval. The statement will provide appropriate planning guidance to prospective developers in developing this site.

2 Background information

- 2.1 The vacant site lies adjacent to the former wholesale market site and is included within the Leeds City Region Enterprise Zone (LCREZ). Veolia's waste to energy and recycling facility is currently under construction on the wholesale market site and is expected to be operational in 2016.

3. Main Issues

- 3.1 The land is considered suitable for employment purposes as reflected by its employment allocation in the Leeds UDPR. Furthermore, the Draft Core Strategy promotes economic prosperity, job retention and opportunities for growth in the Aire Valley and the release of this land would support these objectives. It is also located within the LCREZ and benefits from advantages associated with the Enterprise Zone. The LCREZ incorporates the site as one of four major development sites that will benefit from a simplified planning approach, predominantly through the use of Local Development Orders.
- 3.2 A new vehicular access could be taken from Newmarket Lane with visibility splays in accordance with the Leeds City Council's SPD 'Street Design Guide'. The two existing access points from Newmarket Lane would be required to be closed off.

3 Corporate Considerations

4.1 Consultation and Engagement

- 4.1.1 The planning statement was considered through the LEDA process on 14th August 2014, with further changes recommended. The planning statement has been revised to reflect these changes.
- 3.2.2 Ward Members were formally consulted on the revised planning statement on 5th September 2014. Councillor Ingham responded with no objections to the contents of the planning statement. The other Ward Members have raised no comments.

3.3 Equality and Diversity / Cohesion and Integration

- 4.2.1 It is not considered that there would be any impact on equality and diversity by approving the planning statement. In addition, planning statements are primarily repeating and drawing together UDPR policies which have already had consideration of equality issues as a central aspect.

3.3 Council policies and City Priorities

- 3.3.1 The planning statement takes account of the policies set out in the adopted Leeds UDPR, Draft Core Strategy and other Leeds City Council supplementary planning guidance.

3.4 Resources and value for money

- 3.4.1 The planning statement has been absorbed through normal resource capacity of the department, and should have no further resource implications to be borne by the City Council.

3.5 Legal Implications, Access to Information and Call In

- 3.5.1 None.

3.6 Risk Management

- 3.6.1 It is not considered that there would be any risks arising in approving this planning statement.

4 Conclusions

- 4.1 The planning statement will provide guidance to assist prospective developers in developing the site.

5 Recommendations

- 5.1 The Chief Planning Officer is requested to approve the planning statement which will help to facilitate the open market disposal of the site.

6 Background Documents¹

- 6.1 Planning Statement.

¹ The background documents listed in this section are available to download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.