

# **LEEDS CITY COUNCIL - PLANNING STATEMENT**

## **Land at Newmarket Lane Cross Green**

### **Site Description**

This 1.98ha site is situated within the heart of the Aire Valley employment area. The western half of the site is hard surfaced and slopes gently towards the southern boundary and the eastern part is mainly rough grassland and is fairly flat. There is a noticeable change in levels between the southern boundary of the site and the adjacent land which is currently in use as a temporary construction compound. Land to the south is currently being developed with the construction of Energy from Waste Facility (estimated completion 2016). Adjacent to the northern boundary is a strategic cycle path that connects Garforth to Leeds City Centre. A site location plan in **Appendix 1** shows the site and its context.

### **Development Plan**

The site is identified as an employment allocation (E3C:v) in the Leeds Unitary Plan Review 2006 and the draft Aire Valley Leeds Area Action Plan proposes it as a general employment allocation. The Council's draft Core Strategy promotes economic prosperity, job retention and opportunities for growth in existing employment locations with Aire Valley Leeds identified as a key strategic location.

The Leeds City Region Enterprise Zone identifies this site as one of four major development sites which benefit from a simplified planning approach, predominantly through the use of two Local Development Orders (LDOs). LDO 1 concerns installation of solar panels and LDO 2 relates to extensions, alterations and changes of use.

### **Uses**

The site is considered appropriate for B class employment uses. However, as the site is located out of centre a stand alone office development will not be appropriate although ancillary office use will be acceptable.

- B1 (b) & (c) – Research & Development and Light Industry
- B2 - General Industrial
- B8 - Storage and Distribution

Other uses not identified above will be considered on their merits having regard to planning policy and other development management considerations.

### **Key Development Principles**

- Any scheme should incorporate the principles of good design. Predominantly industrial in character the scale, massing and height of any new buildings should respect adjacent areas and buildings;
- Development should have an active frontage on to Newmarket Lane and not be dominated by car parking. Car parking should be distributed across the site and be designed to be inconspicuous;
- Development should maximise energy efficiency, incorporate on site renewable energy generation and sustainable drainage systems taking guidance from the Leeds Sustainable Design and Construction SPD (2011);
- Materials should be of high quality, well detailed and durable;
- A well designed landscape scheme is required for the site that includes the Council owned land beyond the northern site boundary;
- The provision of a 5m wide green corridor comprising low maintenance grass mix and native woodland plants is required along the eastern boundary of the site.

The indicative constraints plan in **Appendix 2** illustrates the site's positive features and constraints.

### **Access**

Vehicular access to the site must be taken from Newmarket Lane and be designed and constructed in accordance with the City Council's Street Design Guide.

Further general site development information, including information on highway requirements, rights of way, drainage, ground conditions and statutory undertakers is contained in the technical information in **Appendix 3**.

### Developer Obligation

The Council will pursue planning obligations where appropriate. Please refer to the table below.

What	UDP Policy	Threshold	Requirement
Public Transport	T2D, SPD	B1 b)& c): >1,500 sqm B2: >2,500 sqm B8:> 3,000 sqm	<b>To provide a contribution to public transport infrastructure or enhancements.</b> 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>

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 April 2015 the current 'tariff' type S106 requirements will be superseded by this CIL charge. At present a rate of £5 per square metre for the uses identified above is anticipated to be charged subject to approval at Full Council in November 2014.

### Contact Details

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