

LEEDS CITY COUNCIL - PLANNING STATEMENT

Micklefield House and Micklefield Lodge, New Road Side, Rawdon

Site Description

The site is located within Micklefield Park close to the busy road intersection of New Road Side (A65) and Micklefield Lane (A658) and the amenities of Rawdon town centre. The site includes the Micklefield House built circa 1847 and currently occupied by the Aireborough One Stop Centre and Micklefield Lodge (former stable block) and last used as a house and offices. The present car park operates on a first come first served basis and serves Micklefield House and Lodge, Rawdon library, Micklefield Park and the local shops. The site's location is shown as an inset on the constraints plan in **Appendix 1**.

Development Plan

Other than the area of land to the south of Micklefield House being designated as N1 greenspace, the rest of the site is not allocated for any specific development in the Leeds UDP Review (UDPR). The Draft Site Allocations Plan replicates this arrangement.

Uses

Both buildings lend themselves to office use particularly given Micklefield House is already in use for that purpose and the Lodge being previously used in part as offices. Alternatively, the buildings could be converted to residential use, although the need to provide private amenity space for the new residents and provide an appropriate level of car parking could prove difficult to satisfy on this constrained site.

Any other uses would need to be considered on their merits having regard to planning policy and other development management considerations.

Key Principles

- Although not listed (application for listing currently being considered by English Heritage) the buildings are recognised as being positive heritage assets that contribute to the character and appearance of the Little London Conservation Area and therefore should be retained and refurbished to preserve their special character.
- Any change of use including external changes to the building envelope would need to ensure that the integrity and character of these heritage buildings is not compromised.
- The site includes mature trees that make a positive contribution to the amenity of the area. The inclusion of the site within the Rawdon Little London Conservation Area affords them protection and they should be retained.
- The external treatment of boundaries to the site should be carefully designed to be respectful of the setting of the buildings and the surrounding parkland.
- In the interest of securing the sites internal security measures to the buildings should be considered in the first instance.

The constraints plan in **Appendix 1** illustrates the site's positive features and constraints.

Access

The site is currently accessed from New Road Side. Any future proposed use of Micklefield House and Lodge will require parking for their sole use. With a finite number of parking spaces on site and the public car park operating at or near capacity most days of the week, a balance needs to be found between finding a new use for these buildings, achieving where practicable the UDP car parking requirements and maintaining appropriate levels of parking for current users. The disposal boundaries that have been defined for Micklefield House and Lodge are based on a dedicated amount of parking being allocated for future uses of these buildings with a residual amount leftover for continued use by the public. As shown on the constraints plan a maximum of 18 and 8 car parking spaces should be allocated to Micklefield House and Lodge respectively with 22 car parking spaces retained for general public use and 12 car parking spaces retained for the library.

Developer Obligations

The Council will pursue planning obligations where appropriate.

Affordable Housing

The affordable housing policy contained within the Core Strategy introduces a target of 35% affordable housing provision for developments over a threshold of 10 units in Zone 1. For housing schemes below the on-site size thresholds in Zone 1, an offsite commuted sum will be sought tapered down proportionately from the equivalent cost of on-site provision at the lowest size threshold.

Greenspace

Policy G4 in the Core Strategy seeks on site provision of greenspace of 80 square metres per residential unit, for development sites of 10 or more dwellings that are outside the City Centre and in excess of 720 metres from a community park and for those which are located in areas deficient of greenspace. In areas of adequate supply, contributions of an equivalent value towards the safeguarding and improvement of existing green space will take priority over the creation of new areas.

Community Infrastructure Levy

The Council is adopting 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. After 6th April 2015 the current 'tariff' type S106 requirements will be superseded by this CIL charge. The range of rates proposed will be based on location and/or use. A rate of £90 per sqm will be charged for residential use and £5 per sqm for office use in Zone 1. Please see the City Council's website for more information.

Technical Information

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**.

Contact Details

Enquiries relating to the Planning Statement should be directed to Jason Green, Tel no: 0113 3950271, Email jason.green@leeds.gov.uk.