

**Report of Executive Manager Regeneration**

**Report to Chief Planning Officer**

**Date: 8<sup>th</sup> November 2017**

**Subject: Red Hall Planning Brief**

Are specific electoral wards affected? If yes, name(s) of ward(s): Crossgates and Whinmoor;	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are there implications for equality and diversity and cohesion and integration?	<input checked="" type="checkbox"/> Yes <input 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. The East Leeds Extension (ELE) is a large area of undeveloped land, around 250 hectares, extending around the edge of Swarcliffe, Whinmoor and Crossgates which has been identified for the development of around 5,000 homes and is a saved Unitary Development Plan (UDP) housing allocation.
2. The ELE is formed of a number of sections or quadrants as they have become known, separated by the existing road network which radiates from the city. A planning application has already been lodged for the 'Northern Quadrant' which is the area between the A58 and A64.
3. Delivery of the ELE will be facilitated by the construction of a new East Leeds Orbital Route which is a 7.5km dual carriageway linking the existing ring road A6120 at Red Hall to Manston Lane, Thorpe Park and J46 of the M1.
4. The Council owns a substantial area of land at Red Hall which is the northern most part of the East Leeds Extension. This is the site of the Council's horticultural nursery which is being relocated to Whinmoor Grange. A Planning Brief for the site has been prepared and has been the subject of consultation with local residents and stakeholders, its purpose being to support the disposal of the site and preparation of plans by developers.

## **Recommendations**

5. The Chief Planning Officer is asked to approve the Red Hall Planning Brief.

## **1. Purpose of this report**

- 1.1 This report provides an overview of the process undertaken to prepare a planning brief for Red Hall and seeks Chief Planning Officer approval of the document which will be used to support the marketing of the site and will inform future detailed development proposals.

## **2. Background information**

- 2.1 The East Leeds Extension (ELE) is a large area of undeveloped land, around 250 hectares, extending around the edge of Swarcliffe, Whinmoor and Crossgates which has been identified for the development of around 5,000 homes and is a saved Unitary Development Plan (UDP) housing allocation. This will play a major role in delivering the housing required to meet the Local Development Framework Core Strategy (LDF requirements for 70,000 new homes across the city by 2028).
- 2.2 The Council owns c29ha of land at Red Hall, 18ha of which has been used as the Council's horticultural nursery and depot facility with the remainder being open space, 4ha of which has been historically laid out as playing pitches with a changing block, also unused.
- 2.3 The nursery site was identified as a Housing site in the UDP, with the playing fields allocated for employment uses.
- 2.4 The Council is progressing work to deliver a new horticultural nursery facility at Whinmoor Grange which is due to become operational later in the year and will allow demolition of the Red Hall nursery buildings, with the exception of the listed buildings. Some of the Red Hall playing pitches which have not been formally used for many years will also be re-provided within the wider East Leeds area to enhance the quality of provision.
- 2.5 At the centre of the site, but outside of the Council's ownership is Red Hall House which is a Grade II Listed Building currently owned and occupied by the Rugby Football League. There are a number of further buildings including a lodge, dovecot and other ancillary buildings which are within the Council's ownership and are also listed.
- 2.6 The Council intends to bring the Red Hall site forward for development as part of the ELE. This includes the listed buildings within its ownership which of course will remain.
- 2.7 The East Leeds Orbital route is proposed to run around the north eastern fringe of the site. The Council with its consultants has been progressing design work for the East Leeds Orbital Route (ELOR) for a number of years. This 7.5km dual carriageway will connect with J46 of the M1 at Thorpe Park and will run around the outer edge of the ELE housing allocation to join with the existing Ring Road at Red Hall to the north. A planning application is currently being considered. ELOR will also connect with the Manston Lane Link Road (MLLR) at the south of the ELE which has already been granted permission as part of proposals at Thorpe Park.

### **3. Main issues**

- 3.1 This section of the report provides details of the work undertaken to prepare the Red Hall Planning Brief and key elements of the document.
- 3.2 As set out at paragraph 2.3, the site was identified for development within the UDP for residential and employment uses. The Site Allocations Plan now proposes the open space previously identified for employment uses to be brought forward for housing (c50 units), although the majority of development (c300 units) remains on the former nursery site.
- 3.3 To support the marketing, disposal and future development of the site, a Planning Brief has been prepared to provide guidance about how the site should be brought forward (see attached). An original version of the document was subject to consultation in Dec 2015. Local residents raised a number of concerns about the potential development, particularly on the land to the front of Red Hall which is currently not developed. There have been extensive discussions with local residents and ward members about the development of the site which has informed the final version of the brief.
- 3.4 The brief sets out a number of high level design principles including pedestrian, cycle and public transport provision as well as providing guidance about how the listed buildings should be responded to as part of the overall site design/ delivery of new homes. In addition the document sets out the requirement to provide open space equivalent to two playing pitches to the east of Red Hall house.
- 3.5 The timescale for marketing has not yet been confirmed but developers will be encouraged to consult with local residents as they bring forward their schemes to further address their concerns.

### **4. Corporate considerations**

#### **4.1 Consultation and engagement**

- 4.1.1 In December 2015 and January 2016, consultation took place with residents and stakeholders adjoining the ELE area to raise awareness of the future development plans but also to seek views around the emerging design of ELOR, draft Red Hall Planning Brief and the subjects which should be considered in the SPD. Over 20,000 leaflets promoting the events and encouraging people to become involved were distributed to homes and businesses in and around the ELE.
- 4.1.2 Over 300 people attended the seven drop-in events and over 2,500 unique visits were made to the webpage during the consultation period. 250 responses were received which were subsequently analysed and helped to inform further design refinement for ELOR; the draft SPD and amendments to the Red Hall Planning Brief. In addition there has been ongoing dialogue with landowners and the main developers with interests in the ELE.
- 4.1.3 Due to the extent of local interest in the Red Hall site, further meetings have been held with local residents to further refine the Planning Brief. Local residents' expectations were for the brief to more specifically set out the nature of housing and layout to provide them with more certainty. However, this will only emerge as developers progress design work for the site. Equally many residents are keen to see a greater density of development on the former nursery site on the basis that there could be more limited development on the land to the front of Red Hall.

- 4.1.4 As the site includes a number of listed buildings, discussions have already taken place with Historic England, who are supportive of the brief and will continue to be involved through both formal consultation and informally as schemes progress.
- 4.1.5 Ward Members in Crossgates and Whinmoor and Harwood have been involved throughout around all aspects of the ELE and will continue to be briefed as development proposals emerge. As part of the consultation on the draft SPD, specific briefings will be offered to ward members.
- 4.1.6 The Executive Member for Regeneration, Transport and Planning has been briefed and is supportive of the draft brief.

## **4.2 Equality and diversity / cohesion and integration**

- 4.2.1 An Equality, Diversity, Cohesion and Integration screening has been completed, but a full assessment is not required.

## **4.3 Council policies and best council plan**

- 4.3.1 The East Leeds Extension will play a major role in delivering the housing required to meet the Core Strategy requirements for 70,000 new homes by 2028 and will assist in the delivery of the Best Council Plan ambition for a Strong Economy and Compassionate City and the outcomes it seeks to achieve regarding delivery of good quality, affordable homes, well cared for places and a well-planned city which is easy to move around.

## **4.4 Resources and value for money**

- 4.4.1 The preparation of the Red Hall Planning Brief has been undertaken utilising existing resources. In addition, consultation continues to take place alongside wider ELE consultation to make best use of resources whilst also having the benefit of ensuring that proposals can be more easily understood by residents.
- 4.4.2 The preparation of the Red Hall Planning Brief will support disposal of Council owned land.

## **4.5 Legal implications, access to information, and call-in**

- 4.5.1 The Red Hall site will be sold on a competitive basis to achieve best consideration, informed by the development brief.

## **4.6 Risk management**

- 4.6.1 If Planning Board were not to approve the Red Hall Planning Brief, development schemes which emerge may not be appropriate and may cause delay and more substantial local opposition, leading to delay in disposal and development.

## **5. Conclusions**

- 5.1 A Planning Brief for Red Hall has been prepared to support the future marketing, disposal and development of the site. This has been the subject of extensive discussions with local residents and ward members.

5.2 Whilst the timescale for marketing the site is not yet confirmed, developers will be encouraged to work closely with local residents as they bring their proposals forward.

## **6. Recommendations**

6.1 The Chief Planning Officer is asked to approve the Red Hall Planning Brief.

## **7. Background documents<sup>1</sup>**

7.1 None

---

<sup>1</sup> 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.