

Whinmoor Grange Informal Planning Statement



September 2011

Whinmoor Grange Informal Masterplan Statement



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Whinmoor Grange Informal Planning Statement

1.0 Background

1.1 Introduction

Whinmoor Grange is a 104 acre (42 hectares) site to the north east of Leeds. It is bounded by Thorner Lane to the west and York Road (A64) to the south and is owned exclusively by Leeds City Council.



The whole site lies within the designated Green Belt area of Leeds, the majority of the which is currently used for rough grazing. However there is a now defunct depot in the centre of the site, which housed a large storage shed, office facilities and car parking. Currently this area of the site is being used for the storage of outdated and unusable equipment and machinery.



In 2002, planning approval was granted for the development of a large scale 46 acre (19 ha) cemetery on the site. However, a review of cemetery development across the city, following the reconsideration of the provision of large scale cemetery sites, has resulted in cemetery provision across the city, on a smaller, local scale. The outcome of this gives opportunities for an exploration of the additional potential alternative future uses of the Whinmoor site. This will be considered in this document and encapsulated in the masterplanned layout for the future site development, in Section 4 of this document.

1.2 Previous Decant

In 2006, Phase 1 of a project to relocate staff (52) from Red Hall to Farnley Hall was completed. This has consolidated a range of service functions at Farnley Hall in west Leeds and initiated the relocation strategy to release the Red Hall site in the future for potential development. Since that time a scheme to refurbish the Coach House at Farnley Hall has been developed to accommodate additional staff at Farnley Hall. This will leave the requirement to relocate only those staff needing to be based in the east of the city or those performing a direct site land use function, to be relocated to an alternative site.

Now that Phase 2 & 3 housing sites have been released, should the Council choose at some future point in time, to relocate its remaining activities at Red Hall, consideration will need to be given to the land use proposals which will emanate from such a decision.

1.3 Whinmoor Grange

The Whinmoor Grange site, with its previous use as the landscape construction depot, its large land area (104 acres) and access infrastructure works completed as part of the development of Whinmoor Cemetery, has been considered for some time as a potential site for the decant of Red Hall. In 2008, Executive Board requested that consideration be given to the decant of Red Hall to Whinmoor Grange as part of a larger masterplan.

This Informal Planning Statement for Whinmoor Grange has been developed to guide this future relocation strategy of Red Hall and identify location and size of future land uses the site could accommodate. The Informal Planning Statement now proposes the future mix of uses the site could be put to based on its UDP allocation, the activities/land uses requiring relocation from Red Hall along with previous planning approvals for the site following an eight week public consultation.

1.4 Scope of the Statement

This Informal Planning Statement sets out the development principles for the redevelopment of a large area of agricultural land at Whinmoor Grange Farm. It has been prepared to explore opportunities to relocate facilities and services from Red Hall, in a co-ordinated and planned way. It will also need to take account of future development proposals for north east Leeds, including the Grimes Dyke development and the East Leeds Extension now that Phase 2 & 3 sites have been released. It will provide guidance to officers, Council departments, ward members, key stakeholders and the general public, to the formation of development proposals moving forward. In addition, it will be used as a basis for further consultations with ward members, Local Parish Councils and local residents and the land uses and functions of the site are further defined.

Following a public consultation, undertaken over an eight week period, during June, July and August 2011, the Whinmoor Grange Informal Planning Statement was recommended for approval at the Council's Executive Board in October 2011. It will then be used to explore key principles for the redevelopment of the site and its structures and will be used by the Council as informal planning guidance, to inform the preparation of development proposals, against which, future planning applications will be considered.

The document is laid out as follows:-

Section 1 - Background to the site and this document

Section 2 – Planning Policy context, pressures and previous approvals

Section 3 – Information regarding the site setting and locality

Section 4 – Development framework for the site and potential uses with associated masterplan

Section 5 – Summary and way forward

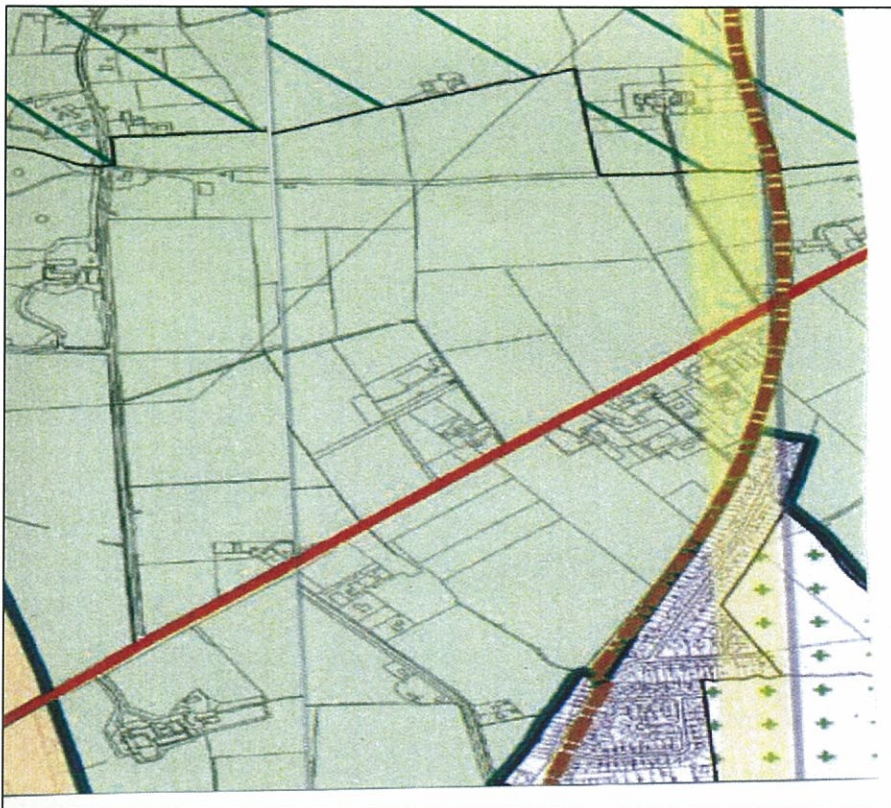
2.0 Planning Background and Policy Context

2.1 Whinmoor Grange Site Allocation

This site and the surrounding area is designated as Green Belt under policy N32 of the Leeds UDP Review 2006

. The purpose of green belt policy is to:-

- Check the growth of large built up areas;
- To prevent neighbouring towns from merging;
- To safeguard the countryside from encroachment;
- To preserve the special character of a town;



- To assist in urban regeneration.

2.2 Planning Policy Context

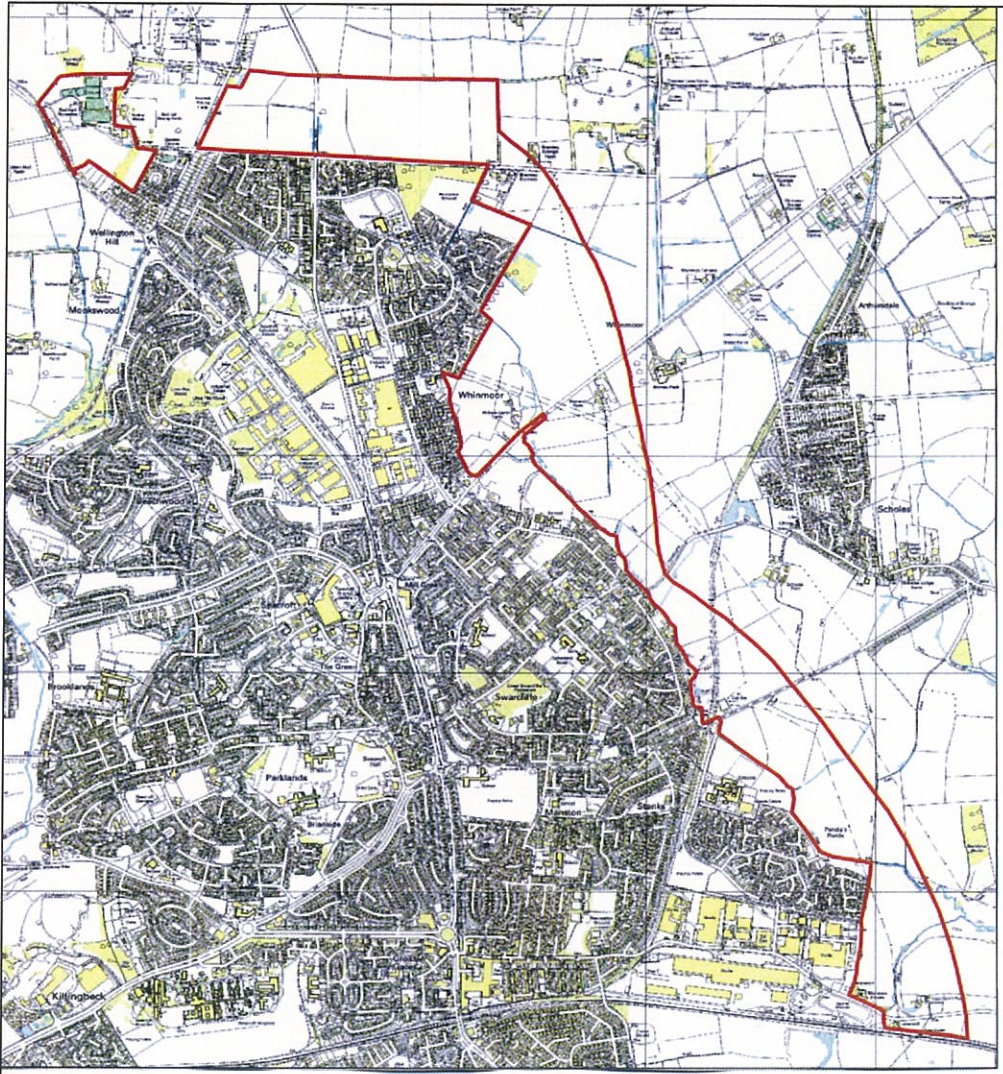
There is a general presumption against inappropriate development within Green Belts. As such, the construction of new buildings inside a Green Belt is inappropriate unless it is for the following purposes:-

- Agriculture and forestry
- Essential facilities for outdoor sport and outdoor recreation and other uses of land which preserve the openness of the Green Belt
- Limited extension, alteration or replacement of existing dwellings
- Limited infilling in existing villages

- Limited infilling or redevelopment of major existing developed sites identified in adopted local plans.

The Draft National Planning Policy Framework also refers to the development of cemeteries as appropriate use in Green Belt.

2.3 Leeds UDP Review – East Leeds Extension



Land around the eastern edge of Leeds has been defined as the East Leeds Extension under the Leeds UDP Review 2006. The area covers some 215ha of land, extending from the edge of Manston, to the west of the A58 at Wetherby Road and includes Grimes Dyke and Red Hall.

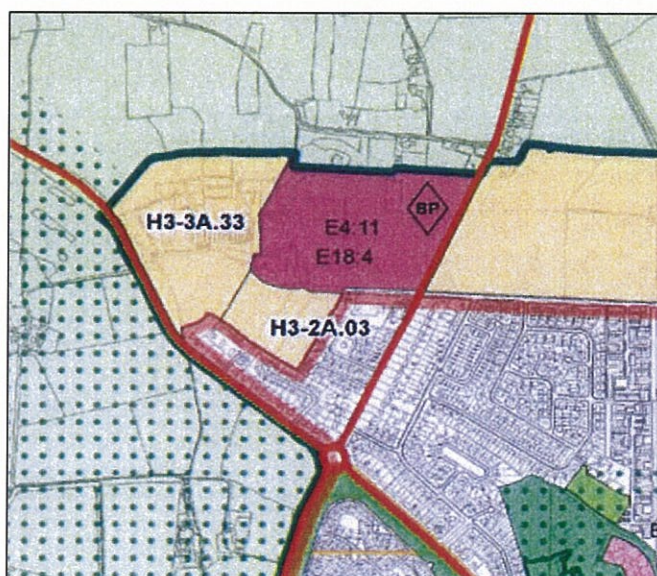
It is intended that development of East Leeds Extension will include housing, employment, greenspace and ancillary uses. The overall extension site is a significant Greenfield area, however its urban edge location will allow residents to benefit from integrated services and facilities available within the city centre and adjacent communities.

Future development of East Leeds Extension will need to be planned in an integrated way, which links to adjacent residential communities and employment areas. New highway infrastructure will be required at an appropriate level based upon an assessment of the creation of a new orbital relief road, which would not only serve the development but offer an alternative for the A6120 Ring Road. It will need to take account of the existing cemetery scheme and any potential development of the Whinmoor Grange site, if any proposals for the relocation of Red Hall are brought forward.

2.4 Red Hall UDP Allocation

The land at Red Hall, included in the East Leeds Extension, is owned by Leeds City Council and includes the operational depot of the Parks and Countryside, now allocated as potential housing land. Land to the south of Red Hall Lane (H3-2A) is allocated for housing under phase 2 of the UDP. Land to the west of Red Hall (H3-3A) is allocated for development under phase 3. The Council has now accepted the principle of releasing phase 2 and 3 housing sites for development.

Adjacent to this East Leeds Extension allocated land are the Red Hall playing fields. The Red Hall playing fields are allocated as a Key Business Park reserved for B1 office use under policy E4:11 in the Leeds Unitary Development Plan which was adopted on 1st August 2001. This position may be reviewed through the Local Development Framework (LDF) process to reflect changed planning circumstances now. If it is established that there is no need for alternative employment land, this area is more



likely to be brought forward for potential housing development.

Under Policy H3-3A, this area will be subject to:-

- preparation of a Development Framework which will determine the phasing, mix and location of uses, density of development and location of access points
- assessment of the need for an orbital relief road and if required, funding by the development
- the provision of appropriate highway infrastructure incorporating the facility for public transport to serve the development

- financial support for enhance public transport routes, provision and services
- provision of local, community and education facilities
- provision of an appropriate level of affordable housing
- establishment of an overall landscape structure including substantial planting to site boundaries and main highway and footpath corridors
- retention of existing footpaths and creation of additional links to existing communities, local facilities and the countryside
- submission of a sustainability appraisal
- submission of a satisfactory flood risk assessment incorporating an appropriate drainage strategy

2.5 Red Hall Decant Requirement

Facilities and Functions at Red Hall

The Red Hall site, is currently occupied by the Parks and Countryside service, providing facilities for:-

- The horticultural nursery comprising glasshouses, poly tunnels and heeling-in area (12 acres or 5 ha)
- Green and brown waste composting site plus the '5 acre' wood storage (5 acres or 2 ha);
- Horticultural machinery workshop;
- East area depot;
- General staff offices;

These facilities currently occupy 18.50 hectares/45 acres in total. It does not include the Rugby Football League HQ site, which is to remain in its current premises. The facility provides general office accommodation for staff performing the following functions:-

- Forestry;
- Nature conservation;
- East area site maintenance and management;
- Play area maintenance and management;
- Transport;

2.6 Playing Field Relocation

In addition, adjacent to the Parks and Countryside service facilities, there are 11 ha of playing fields which are identified as a Key Business Park site (E4:11). These are not included as part of the East Leeds Extension but could be brought forward for development at some future point in time.

The playing fields are protected under Planning Policy Guidelines 17 (PPG 17) which states:-

- 'Where an exchange of land is required/takes place, to compensate for loss of recreational provision at another location, Local Authorities should secure any necessary works and subsequent management agreement by planning

conditions or obligations associated with the grant of the planning permission. Exchanges should not be less in terms of size, quality, accessibility, usefulness and attractiveness to that being lost'.

Replacement of these is also required as part of the UDP Policy.

3.0 Whinmoor Grange Site and Setting

3.1 Site Description

The Whinmoor Grange site is located approximately 6 miles to the north east of Leeds city centre, 1 mile to the south of Thorner and half a mile east of Whinmoor (location plan). The Council's land ownership extends to approximately 104 acres (42 ha) and includes the Whinmoor Grange Farm



building, storage area and surrounding agricultural land.

The site is bounded to the south by the A64 York Road, to the west by Thorner Lane and to the north by Mirycarr Road. It slopes gently west to east and north to south. It contains three electricity pylons and is transected by the overhead power cable associated with them. Internally there are several defined fields with hedgerows as boundaries, where several different crops have been grown in the past.

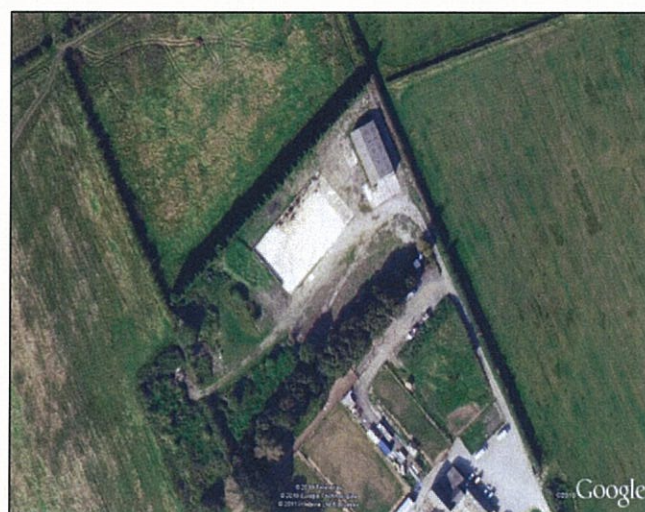
3.2 Uses – Existing and Previous

The majority of the site is currently used for rough grazing, with a small area in the centre of the site, providing storage space for the Councils old agricultural

and maintenance equipment and machinery. For some time the site has been used informally for rough grazing, however there are no formal tenancy arrangements for the site. As previously stated, a small portion of the site used to function as the office and depot for the landscape construction team within Parks and Countryside Service. This area is 1.2 ha or 3 acres in size and contains a storage depot/shed, a large concrete hard standing, previously an additional storage shed and a large gravel area surrounding the depot that was used for car parking when the facility was active.

In 2002, access and infrastructure works commenced for the Whinmoor cemetery development, along with a large amount of infrastructure planting. However these were not fully completed as a result of a full cemetery provision review. The approvals for the works are still in place, allowing the potential for these, or a smaller scale cemetery to come forward. In 2008, Executive Board gave approval to the development of a 5 acre cemetery on this site, as part of a larger masterplan that gave consideration to the future decant of the Council's operation at Red Hall.

The storage area of the site was previously the operational depot of the Landscape Construction Team of the Parks and Countryside Service, with an access route along a narrow track off York Road. This operation was relocated to Red Hall in the late 1990's.



3.3 Existing Access

The A64 York Road is a major highway route into the city centre that passes along the south of Whinmoor Grange. There is a narrow track off the A64 that runs northwards



into the depot area of the site, which was used as the main site access for Parks and Countryside until the function was relocated. The A64 is a very busy route for traffic travelling between York and Leeds and the reestablishment of this track off the A64 is unlikely to be explored as an vehicular access option.

The A64 gives access to Thorner Lane via a priority junction that benefits from a right turn lane on the York Road. Thorner Lane forms the western boundary of the site and provides a link between the A64 and Skeltons Lane to the north which appears to be attractive during the peak periods.

Improvement works required as a result of the proposed cemetery use have already been carried out, including site access from Thorner Lane. These works involved the creation of central refuge islands and associated widening on the A64 to aid pedestrians crossing the road, Footway improvements constructed / reconstructed along Thorner Lane from York Road to Skeltons Lane and a short distance on Skeltons Lane, to provide a link from the bus stops on York Road and Skeltons Lane to the main entrance to the cemetery on Thorner Lane. A footbridge was constructed across a ditch to provide access to the southern extent of the cemetery direct from York Road adjacent to an eastbound bus stop. Public transport services are available on York Road and Skeltons Lane, with regular bus services along York Road in particular.

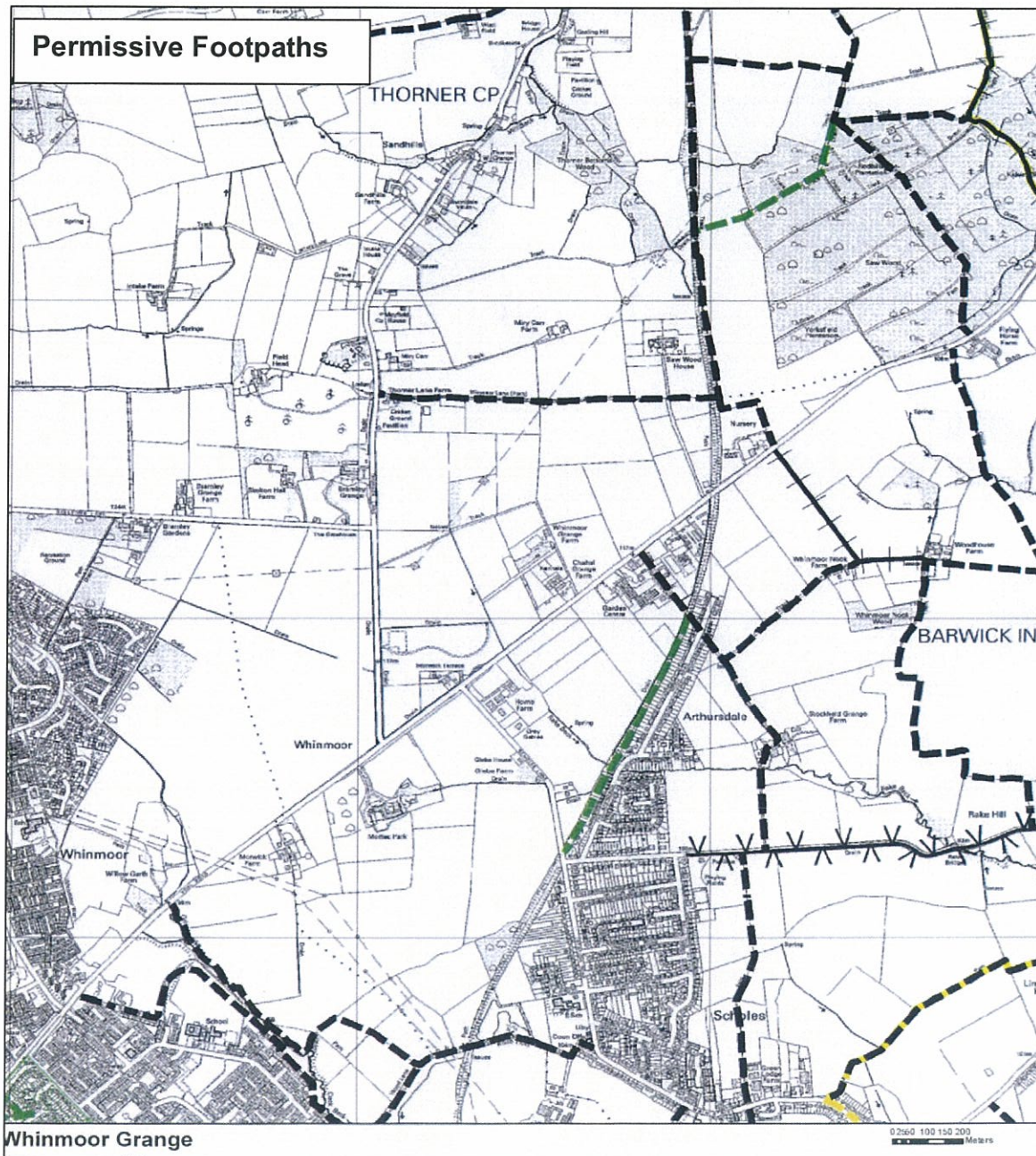


3.4 Site Views

Views into the site are not comprehensive, being restricted in places by trees and hedgerows along Thorner Lane but these only interrupt vistas west-east and north-south. The mainly deciduous planting mixes along the boundary of the site, mean that in Winter, views into the site are more open. Within the site, the views are not wholly restricted apart from around the depot area, as there is little in the way of tree cover and existing hedgerows are relatively well maintained and kept low.

3.5 Pedestrian & Cycling Networks

Whinmoor Grange currently has a definitive footpath running along Mirycarr Lane to the north of the site. There are no other identified paths within the site, either definitive or permissive. To the south of the site and the A64 York Road, there is a bridleway that links Whinmoor Nook Farm and Woodhouse Farm to footpaths southwards and



northwards across the A64 and beyond to Saw Wood House and Thorner.

Inside the site however, there is a vehicle 'track' that runs from the sites northern access gate on Thorner Lane, around internal field boundaries, to the old depot area. This route was used daily when the depot was active but has now become overgrown as a result of the depot being relocated to Red Hall. Consideration could be given to the potential for this route to be utilised as a future access route into and out of the site following any recommencement of operational functions.

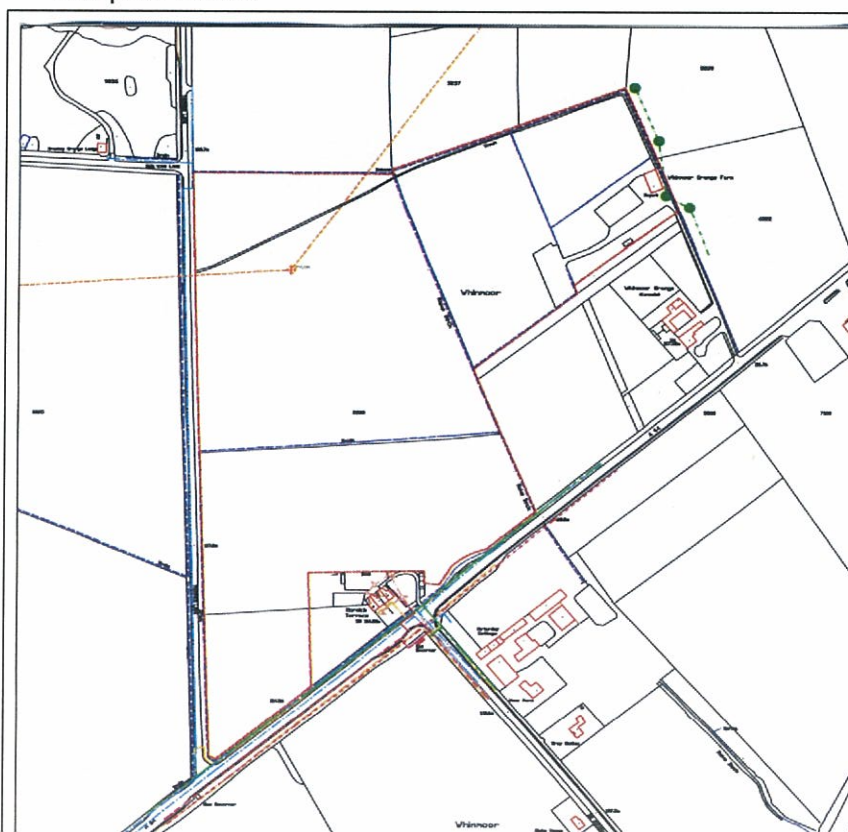
As the site develops, particularly when the cemetery works are completed, access for informal recreation (dog walking, cycling) will increase. Opportunities to expand the internal footpath network, from the cemetery into the wider footpath network and the potential for the creation of new linkages will be explored.

3.6 Site Constraints

There are several constraints that need to be taken into consideration in the development of any future masterplan of the site. These include:-

- the Green Belt status of the site;
- existing trees and hedgerows;
- the overhead powercable and associated electricity pylons;
- a previous easement for a sewer that runs almost N-S through the site;
- the existing planning permission for a 46 acre multi faith cemetery development 5 acres of which has Executive Board approval;
- any limitations on the highway network in particular the junction of Thorner Lane and York Road, including any requirement for 3rd party land;
- and the poor drainage and high water retention in the south west corner of the site.

The site is also crossed by several services and watercourses which are shown on the plan below



KEY	
Site Boundary	-----
Existing Watercourses	-----
Existing Foul Sewers	-----
Electricity High Voltage Overhead 132kv	----- PYLON
Electricity Low Voltage Underground	-----
Existing Water Mains	-----
Gas Low Pressure	-----
Gas High Pressure	-----
Telecom Overhead	----- Pole
Telecom Underground	-----

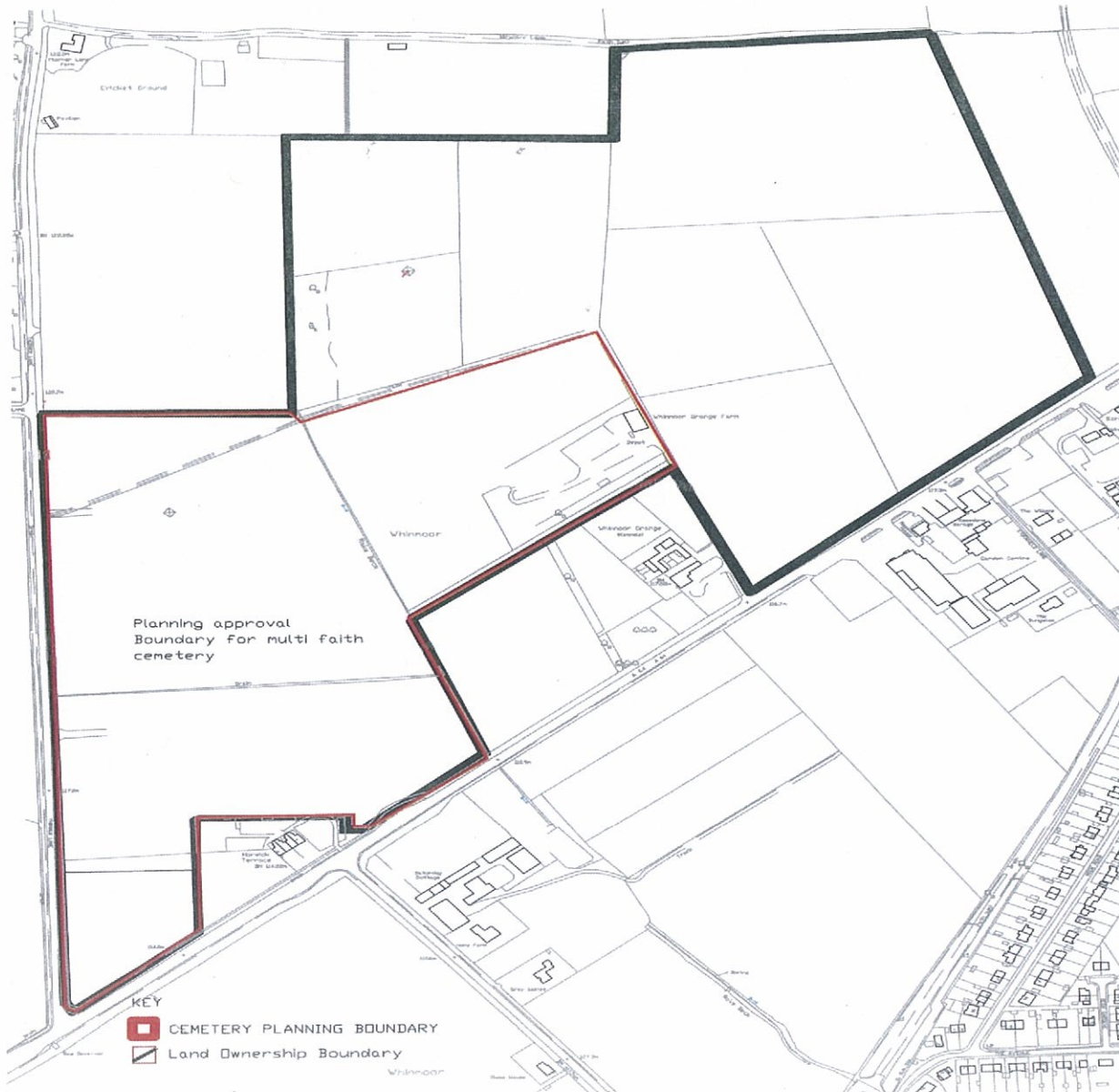
3.7 Previous Planning Approvals

Whinmoor Grange Cemetery

The land at Whinmoor Grange was identified as the potential site for the 'Replacement Harehills Cemetery' in 1997, as it fitted many of the criteria set at that time for the location of new north east Leeds cemetery. These were:-

- The site was in the Council's ownership
- The use of the site as a cemetery was an appropriate use of land within Green Belt
- An access into the site could be achieved
- Statutory services were close by the site
- Geological conditions were satisfactory
- Generally, the site was not generally visible within the wider landscape

Planning permission for the 46 acre Whinmoor Cemetery was secured in 2002 and early infrastructure works to the first two phases, consisting of highways and horticultural (planting) were completed in 2004. The planning permission has therefore been partially implemented and does not need to be renewed.

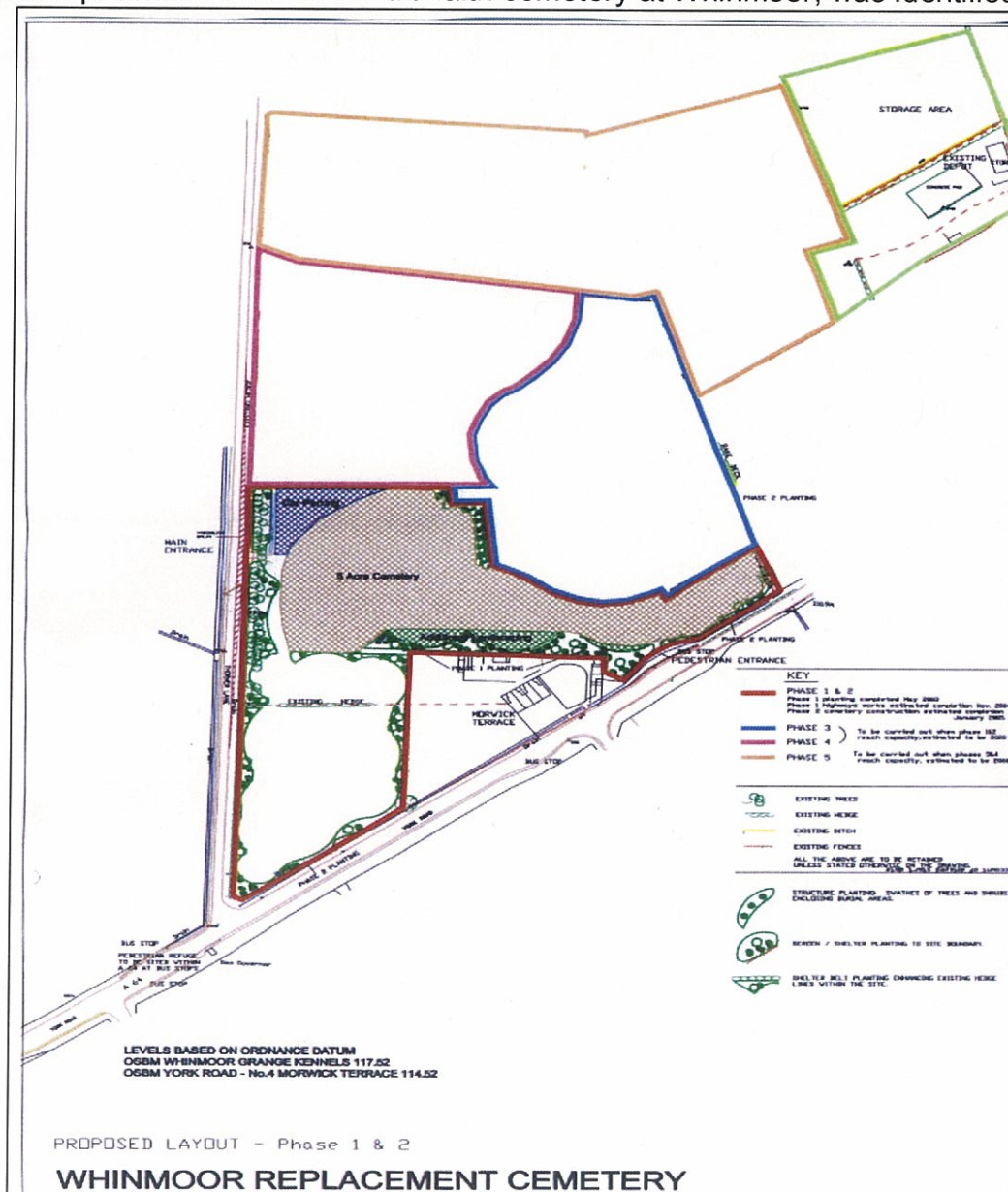


However, following a review of the Scrutiny Board (Learning and Leisure) of December 2002 on the 'Proposed Harehills Replacement Cemetery at Whinmoor' and a subsequent review of the 'Cemeteries and Crematoria 50 Year Strategy', works to the site were suspended. Further to this review, a policy of small, locally based cemeteries was adopted by the Council's Executive Board in December 2008.

Following this decision, the feasibility of the Whinmoor Grange site as a large cemetery was reexamined, with Executive Board giving permission to the development of a 5 acre multi faith cemetery only. Taking account of the possible need to co-locate this facility with replacement Red Hall facilities (the horticultural nursery, the East Leeds working depot and sports pitches) the Draft Planning Statement for Whinmoor Grange was developed. Based on the existing executive board approval and location for the cemetery and the requirement for the horticultural nursery and the works depot, plus playing field land to replace any decanted from Red Hall Playing Fields, there is more than enough land to accommodate all of the proposed decant at Whinmoor, including a small cemetery.

3.8 Cemetery Location

The development of this 5 acre multi faith cemetery at Whinmoor, was identified by



Executive Board as the location identified on the plan submitted with the report in 2008 shown below and its implementation, is to be delivered as part of the larger masterplan for the site.

This area is made up of 16 acres (6.5ha), of the proposed 46 acre (19 ha) cemetery given planning approval in 2002. Within this area the location of the 5 acres (2 ha) of net multi faith burial space is defined, as approved by Executive Board in 2008.

3.9 Whinmoor Site Aspirations

The aspirations for Whinmoor Grange, through this Informal Planning Statement are to:-

- utilise the site to allow for the existing land uses at Red Hall to be accommodated on the site as part of a larger masterplan, taking account of the green belt allocation;
- explore the options in relation to the construction of the ancillary buildings required for the site operations;
- recommence construction works in relation to the development of a 5 acre net, multi faith cemetery on the site, in the location as identified on the plan above;
- explore potential highway options into and out of the site to service all of the proposed land uses.
- provide opportunities for increased access to the countryside by enhancing existing desire lines through the site and linking into the wider footpath network where appropriate;
- protect and enhance existing habitats and explore opportunities to create new habitats where possible;
- consider opportunities for formal and informal recreation;

3.10 Proposed Land Uses

The Whinmoor Grange Informal Planning Statement identifies a range of land uses, complementary to Green Belt policy, which could be decanted from Red Hall and encapsulates these in to a masterplan for the site. This will include the previous approval for a 5 acre cemetery. This was the subject of a public consultation, over a period of eight weeks in the summer. The public consultation focused around 2 layout options and included the following proposed land uses:-

- cemetery and potential cemetery extension
- playing pitches
- horticultural nursery
- ancillary office/depot
- allotments

In addition consideration was also given to:-

- highways
- drainage
- landscaping
- other general issues/comments raised during the consultation

In taking account of the comments from the public consultation, the following land use locations will be reflected where appropriate, in the site masterplan and any development proposals coming forward in the future:-

- the location of the 5 acre cemetery shown as per the Draft Planning Statement and Executive Board approval;
- the principle of a potential cemetery extension being supported by consultees who made reference to this land use and the inclusion of an area for this use in the future;
- the number of playing pitches limited to 5, a maximum area of 11 hectares and in a location away from the cemetery;
- the provision of the horticultural nursery buildings to take less land use than it does currently at Red Hall and be well screened from general view ;
- the ancillary office/depot location to be the same as the former landscape depot, to take advantage of the screening provided previously for the depot;
- further consideration to be given to the provision of allotments in the future;

However, the other issues raised in relation to highways, drainage and landscaping are important considerations in relation to any future development of this site. More importantly how some of these issues are addressed in the future is essential to consider as part of the ongoing development of the Informal Planning Statement.

3.11 Highways

The impact on the highway network is the single biggest issue in any of the proposals relating to the development of this site. The A64 is already a busy road but with the Grimes Dyke development being approved recently and the potential impact of the East Leeds Extension, which is as yet unknown, a wider approach to dealing with perceived traffic issues in this area is essential. The area will require detailed traffic assessments to be carried out for any future developments being proposed, and in particular around the junction of Thorner Lane and the A64 and the junction of Station Lane and the A64.

In developing a masterplan for the Whinmoor Grange site, the following need to be taken into account when considering transportation issues. These are:-

- the existing planning approval for Whinmoor Cemetery, including the completed highways works, car parking area and infrastructure planting;
- signage required to direct traffic towards Skelton Lane and Coal Road when departing the cemetery when works to the cemetery are completed;
- the promotion of sustainable travel modes where possible;
- the impact on the strategic highway network around the site, in particular the A64 and mitigation measures potentially required in relation to this;
- minimising the impact of generated traffic for existing residents and businesses in the vicinity of the site
- provision of appropriate infrastructure to enable the safe access and egress for vehicles arriving and departing the site
- the potential to utilise the northern entry point of the site from Thorner Lane as the new site access for all uses apart from the cemetery, to ensure appropriate consideration and separation is given to mourners and other operational uses

- The need for a satisfactory access arrangement at the junction of York Road and Thorner Lane.

The safety and capacity of the York Road / Thorner Lane junction is a primary consideration for any future development of Whinmoor Grange. Development proposals over the existing planning permission for the cemetery will have to be assessed along with other committed development in the area (Grimes Dyke and the East Leeds Extension). Any requirement to signalise the junction or provide a roundabout will have to have regard to likely access needs of the East Leeds Extension.

Both physical infrastructure and operational management of the site in the future needs to consider how to accommodate the sites function as an ancillary depot for the Parks and Countryside Service during weekdays, the cemetery usage including funerals, the horticultural nursery and both formal and informal recreation. This will be explored in greater detail through further consultation with ward members, local Parish Councils and residents and through the planning process with the development of detailed plans, site assessments and any mitigation required.

In the longer term and as part of the East Leeds Extension, there is potential to provide a new dual carriageway, with a new intersection at Thorner Lane, a short distance to the west of the site.

3.12 Drainage

The site drainage is an issue that will need to be addressed in any future development proposals. The sites soil is predominantly clay, which is impermeable and allows little water to penetrate naturally through the soil layers. This leaves the site heavy and boggy in winter, with standing water in places and also causes problems for the residents of Morwick Terrace.

A detailed drainage assessment of the cemetery area has been undertaken and this has confirmed that any drainage issues on the site are limited to surface water as the water table is generally more than 4.0m below ground surface. This limits the risk of leachate movement across the site significantly. However, to prevent this completely, a concrete filled trench is to be constructed along the boundary of the cemetery and Morwick Terrace to act as a barrier to ground water movement in this area.

The cemetery development already has a designed and approved drainage scheme to manage the surface water from this area of the site. It will direct water movement towards the proposed attenuation pond, which is designed to gather and store water in wet weather conditions. This pond will also be planted with a reed bed which will absorb any potential contaminants and also increase wildlife habitats on the site.

3.13 Landscaping

Although landscaping of the site was not seen as a massive issue, through the consultation, it was seen as an opportunity to mitigate for some of the site issues. Increased landscaping could reduce the visibility of site uses such as the cemetery, horticultural nursery and the depot, with the introduction of more evergreen species. It

could also create a setting where the landscaping could provide an attractive, wildlife friendly area with sympathetic environmental management for land uses such as the cemetery. These opportunities will be included as part of any future landscaping scheme for the whole site, to maintain the site's rural character and explore opportunities to increase ecological diversity and accommodated where possible as part of the cemetery development.

3.14 Other Design Considerations

Building Form & Quality

To ensure that any proposals in relation to the relocation of Red Hall depot are consistent to Green Belt policies, any scheme design for the reuse of the existing building or former building plots should;-

- minimise the impact on the openness of the Green Belt
- ensure that the rural appearance of the land is retained by appropriate building materials and screening
- ensure that the location of the changing facilities is the most usable but not prominent, in relation to the playing fields
- Any new buildings and car parking areas must be ancillary to the main function of the land. Its scale must therefore be appropriate for the respective appropriate use.

3.15 Whinmoor Grange Masterplan

Whinmoor Grange Design Principles

As a site that is rural in nature and mainly agricultural in use, the main aims for any designs coming forward will be to:-

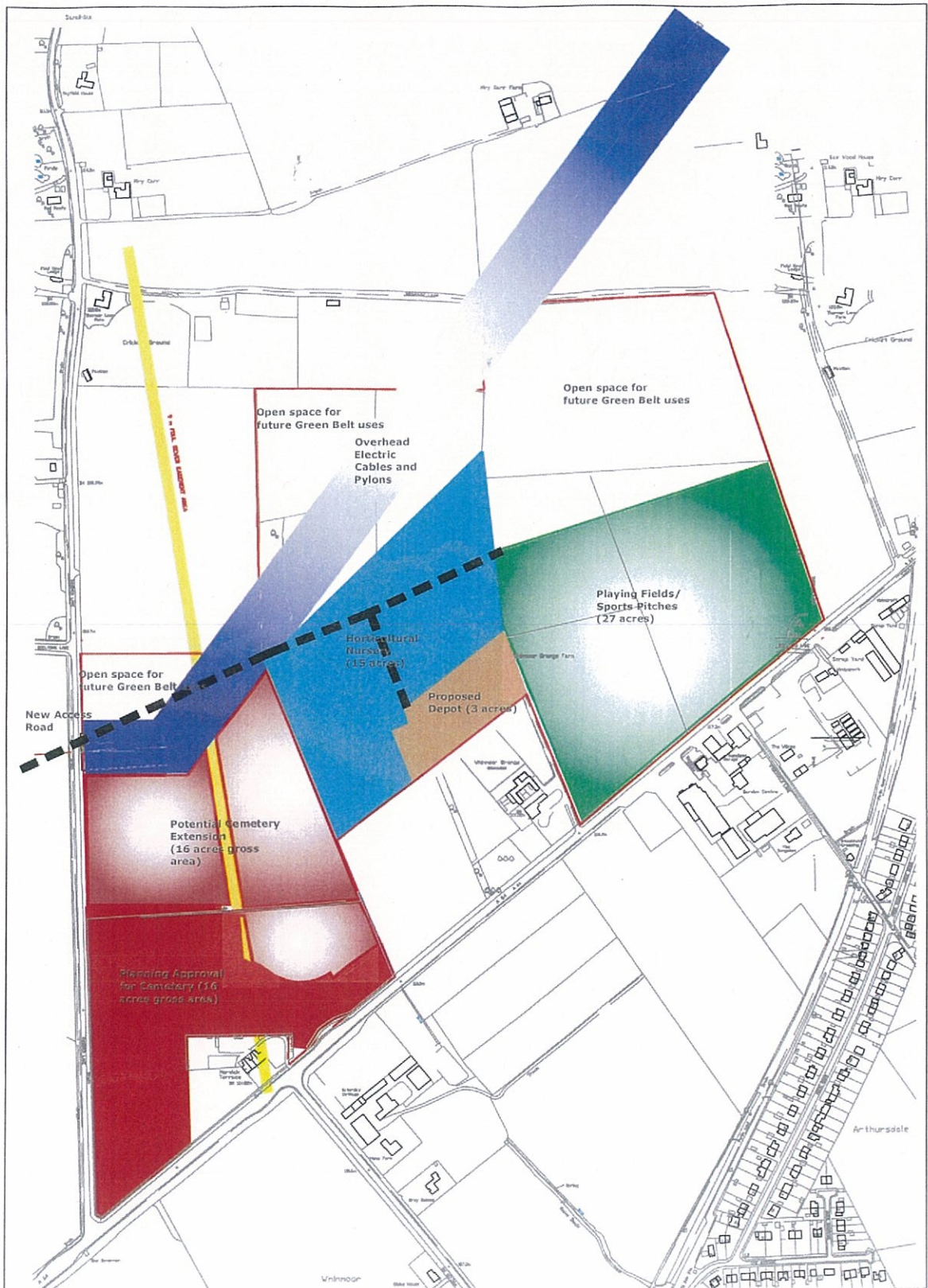
- Improve the setting of the site, whilst maintaining its rural environment as much as possible
- Improve pedestrian access through and beyond the site and provide clearly defined routes
- Provide an appropriate setting in the cemetery where funerals/burials can take place and afford grieving families time and space for reflection
- Improve and enhance existing tree, shrub and other landscape elements
- Biodiversity enhancements will be explored, which should seek to provide linked habitat areas across the site
- Maintenance of the site will be hugely important to the success of the whole relocation of the Red Hall depot, cemetery and wider site and will encourage and retain local users
- Any building development must be sensitive to the surrounding land uses and any existing property close by.
- Consideration must be given to the public utilising public transport to access the site, pedestrian routes should therefore give convenient access to existing bus stops.
- New buildings and hardstandings must be ancillary and of a scale which is appropriate to the main function of the land.

In considering the proposed masterplan and proposed land uses within the 104 acre (42 ha) site, following the public consultation, the following requirements were identified:-

- The need for a separate entry to the site that is detached from the already constructed entry into the proposed 5 acre net (gross area 16 acres) cemetery area from Thorner Lane
- The potential to expand the cemetery in the future, an additional 10 acres of net burial space (16 acres gross), when the 5 acres of burial provision is full;
- The requirement to provide 15 acres (6 ha) of land for the relocation of the horticultural nursery and the ancillary depot;
- The requirement to provide 3 acres (1.2 ha) of land for the relocation of the ancillary depot and associated car parking facilities;
- The requirement to relocate the playing field land from Red Hall to Whinmoor up to a maximum of 27 acres (11 ha) with a maximum of 5 playing pitches, with its associated changing facilities;
- Consideration of the potential relocation of the green and brown composting area less than 1 acre;
- Future pedestrian, cycling and bridleway linkages through/within the site and beyond to wider existing routes;
- The overhead electricity pylons and the requirement to have a 60m wide easement beneath them;
- The scale of any new office accommodation must be ancillary to the main function of the land use in terms of cemetery and horticultural nursery, to which the offices relate.
- The 9m easement for a future sewer through the site;
- The potential to utilise the site for other service uses that are complementary to Green Belt use such as allotments, tree planting and habitat creation;
- The requirement to provide office accommodation for Parks and Countryside staff from the following service areas:-
 - Forestry
 - Natural environment
 - Horticultural Nursery
 - Area officers for the east area management and maintenance team.

If all of the land uses and ancillary facilities are relocated from Red Hall to Whinmoor Grange at some point in the future, it would occupy a total of 77 acres. This still leaves approximately 27 acres (11 ha) for other uses, such as allotments, open space, footpaths, new habitat creation and woodland planting.

The plan shown overleaf, is the proposed masterplan layout for the site following the public consultation comments received. It will be used as a guide for any proposals coming forward. However these will require full feasibility works, further public consultation and mitigation for some of the issues raised in the Informal Planning Statement to be raised prior to any approvals coming forward.



Whinmoor Grange Masterplan

This document, on approval by Executive Board will be used as informal planning guidance and used as material consideration for any planning applications that are brought forward for the Whinmoor Grange site.

Next Steps

In order to facilitate any proposals in relation to Red Hall, the Council are assessing the service requirements for Parks and Countryside in the future to develop a co-ordinated, pragmatic solution to their relocation.

Using this Informal Planning Statement as a guide to this relocation proposal, the development will require:-

- the elements of the Parks and Countryside service requiring decant to this location to be clearly defined;
- other considerations in relation to future land use to be identified;
- feasibility works undertaken in relation to site topography, soil type and structure, drainage, fauna and flora, rights of way and site archaeology to develop a full Environmental Impact Assessment;
- a full highways and traffic assessment that considers not only any Whinmoor site development but the East Leeds Extension and Grimes Dyke also
- further and ongoing consultation with Ward Members, Parish Council's and local residents;
- the development of planning applications, including drawings, layouts, proposed elevations, materials, access points, mitigation as recommended by planning for elements of the scheme.

This document can be found at www.leeds.gov.uk/planningpolicy