



Report of the Chief Planning Officer

PLANS PANEL EAST

Date: 5th January 2012

Subject: Pre application presentation for Reserved Matters proposals for the erection of new divisional police headquarters comprising, offices and storage areas, custody suite, multi level car park and secure yard area at Former Greyhound Stadium Site, Elland Road.

APPLICANT	DATE VALID	TARGET DATE
West Yorkshire Police	N/A	

Electoral Wards Affected:

Beeston & Holbeck

Yes

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION:

For Members to note the content of the report and presentation and to provide any comments on the proposals.

INTRODUCTION:

- 1.1 The PFI contract for delivery of the new police headquarters has been through a procurement process following the grant of outline consent in October 2010 for the new police headquarters and the successful bidder intends to submit a reserved matters application in January 2012. The purpose of this presentation from the successful bidder is for Members to see the proposals and provide comments prior to the submission of the application.
- 1.2 The successful bidder is Interserve Construction Limited, who will be the contractor for the development. Home Office Permanent Secretary and Treasury approval has

been received for the Final Business Case and financial close should be reached in May 2012 to enable start on site June 2012.

1.3 The funding process requires that the reserved matters approval is in place at the latest by April 2012 and Financial close is May 2012.

2.0 PROPOSAL:

2.1 The outline permission (10/00412/OT) is for a new divisional police head quarters to replace existing Milgarth and Holbeck stations at the site of the former greyhound stadium on Elland Road.

2.2 The outline permission approved details of access and scale of development and therefore the reserved matters are the layout, appearance and landscaping of the site. The outline consent is for some 12,000 sq.m of floorspace, a multi storey car park and surface parking. The permission was granted subject to a legal agreement for the following matters;

- Travel plan monitoring evaluation fee £4545
- Public Transport Improvements contribution of £101, 814
- METRO contributions £20,000 for real time information at bus stop no.s 10104 and 12116
- £250, 000 contribution towards traffic regulation orders to surrounding residential streets to be spent as considered necessary by the Council to mitigate the loss of match day parking at the site
- Car parking levy charge if peak time vehicle trip rate targets within the travel plan are not met and/ or provision of free bus metro cards to 9 – 5 staff

2.3 The reserved matters proposals generally follow the principles of the indicative layout submitted with the outline application.

2.4 Public consultation events on the redevelopment of the site have taken place during the PFI procurement process in March, July and November 2011 and details will be submitted with the reserved matters application. Further public consultation will be undertaken at the end of January prior to submission of the reserved matters application and this will include detailed design boards presented by the architects.

3.0 SITE AND SURROUNDINGS:

3.1 The application site is 3.24 ha in size and consists of the former Greyhound Stadium on Elland Road. The site is currently vacant, but it is understood that it is currently used for match day parking in connection with Leeds United Football Club to the north east of the site.

3.2 There are significant levels differences across the site with levels at the Elland Road frontage of between 40m on the eastern side adjacent to Heath Road increasing to 44m to the west adjacent to the railway line. The levels increase from north to south, rising to 56m at the top of the tree belt embankment adjacent to Heathcroft Crescent. The large tree belt across the southern part of the site is protected by a Tree Preservation Order.

3.3 The site has an existing access from Elland Road at a signalised junction, and a secondary access exists from Heath Road.

3.4 The site is bounded by residential properties to the east on Heath Road and a residential estate to the south at Heathcroft Crescent.

4.0 MAIN ISSUES

4.1 The applicant will provide a presentation to Members on the proposed reserved matters submissions. The principle of development including scale and access was established at the outline stage.

4.2 The indicative layout of the proposed development at outline stage proposed two 3 and 4 storey blocks facing Elland Road set back behind an area of public realm and landscaping. The custody suite was proposed between the main office blocks and the multi storey car park. 8.5m of landscaping was proposed to the front of two storey office blocks adjoining Heath Road. The existing tree belt which is some 10m to 40m in depth and lies to the north of residential properties on Heathcroft Crescent was indicated to be largely retained and supplemented.

4.3 At the Plans Panel meeting on 13th May 2010 when Members approved the outline application, the indicative proposal and the scale of development was discussed in relation to the proposed 4 storey block to the corner of Heath Road and Elland Road. The resultant 4 storey was actually 3 storey above plateau level due to levels differences at the site. The 4 storey scale at this corner was considered acceptable as some scale at this corner was recognised would help achieve civic presence. A distance of 35m from the gable of 277 Elland Road was shown and landscaping would soften this corner of the site.

4.4 The main access was approved to be taken from Elland Road at the existing access to the site, the detailed design of the junction needed to be agreed. The access onto Heath Road was to be restricted to emergency access only.

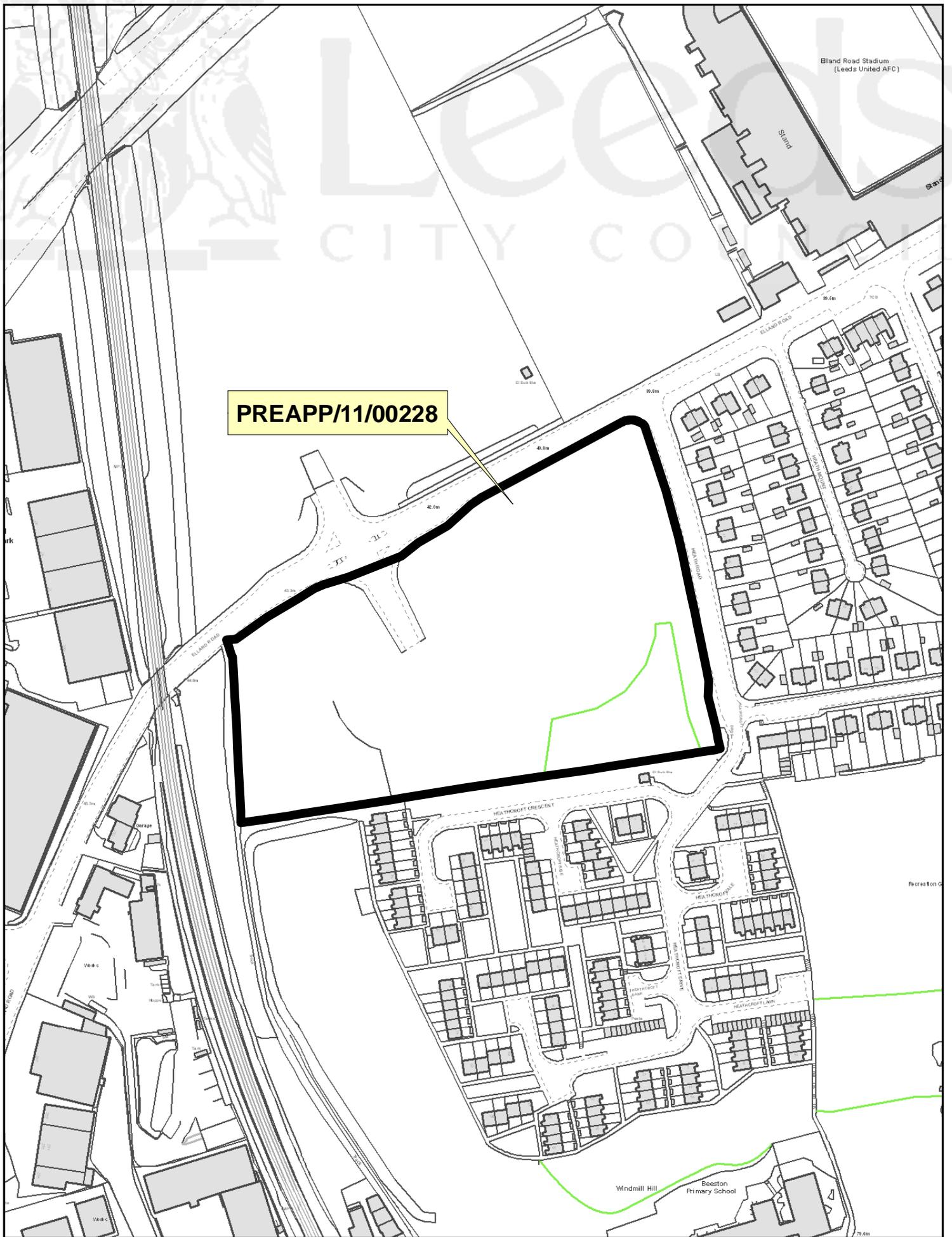
4.5 The issues for Members to consider in the reserved matters application will be layout, appearance and landscaping. The proposed layout broadly follows the principles shown at outline stage and the proposals are within the approved scale parameters.

5.0 CONCLUSION

5.1 In light of the time constraints involved in the funding process which seeks to secure the planning permission by end of April 2012, Members are asked to provide early comments regarding the proposed reserved matters submissions.

Background Papers:

Application file 10/00412/OT



PREAPP/11/00228

EAST PLANS PANEL

