

Report of the Head of Parks and Countryside

Report to East Outer Area Committee

Date: 3rd July 2012

Subject: Development of a design masterplan for 'Green Park' for public consultation and the inclusion of restrictive parking measures.

Are specific electoral Wards affected?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If relevant, name(s) of Ward(s): Crossgates and Whinmoor, Temple Newsam		
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?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, Access to Information Procedure Rule number: Appendix number:		

Summary of main issues

1. The establishment of 'Green Park' is intrinsically linked with the development of Thorpe Park Business Park. The Green Park site is at present owned by the developer with an existing section 106 agreement in place governing how the site is to be developed. Following completion of the approved works to Green Park the site and land is to be transferred to the council for management as a public open space.
2. Previous design concepts developed for Green Park have not been positively received by local residents, culminating in the withdrawal of a prior planning application and the stalling of on site development.
3. In order to make progress with this development, officers working within the Parks and Countryside service have developed a revised design masterplan for Green Park. Members of the East Outer area committee were invited to comment on proposals and the feedback received was positive. Emanating from this consultation was a request for officers to develop options within the masterplan that would mitigate against potential

concerns by residents living adjacent to key site entrance points regarding nuisance car parking.

4. Options have been developed and presented to members with a specific vested interest these proposals. The outcome of this process is that future consultation on Green Park will include proposals for restricted parking within the Temple Newsam ward only.

Recommendations

5. Area committee are requested to approve the following recommendations;
 - That officer's begin consultation on the Green Park Masterplan and that, through the consultation process, comments are invited from local residents and interest groups on Green Park generally and the following issues specifically ;
 - Proposals to develop a car park for sports pitch users within the Thorpe Park Development.
 - Proposals to develop restricted parking measures within the boundary of the Temple Newsam Ward only.
 - That Highways officers and officers from Parks and Countryside explore options to incorporate a small car park, situated in a location off Austhorpe Lane, within the masterplan design. Upon completion, proposals are to be subject to consultation.
 - That officer's from Highways and Parks and Countryside develop specific proposals for consideration by Crossgates and Whinmoor and Temple Newsam members regarding shared ward boundary areas, namely Whitkirk Road. Upon completion proposals are to be subject to consultation.
 - That Parks and Countryside officers report back to area committee with a summary of findings from the consultation process.

1 Purpose of this report

- 1.1 The purpose of this report is to brief area committee on proposals to incorporate restricted parking measures into the masterplan design developed for Green Park.

2 Background information

- 2.1 Upon granting of a planning permission for Thorpe Park Business Park a section 106 planning agreement was agreed between Leeds City Council and Thorpe Park Developments limited which laid down the principles on which "Green Park" would be developed and then subsequently transferred to the Council.
- 2.2 Numerous masterplans and concept proposals have been explored for the use and constitution of Green Park. Notwithstanding that, essential elements and objectives have been a permanent fixture throughout the evolution of the design which include an area for formal sports pitch development with ancillary facilities, the development of a network of paths and the establishment of the site as an area of public open space.
- 2.3 Previous designs for the layout of Green Park were not well received by members of the public which led to a prior planning application being withdrawn and the development of on site facilities being stalled.
- 2.4 In order to make progress with this development, officers working within the Parks and Countryside service have developed a revised masterplan concept for Green Park. The design has been developed to incorporate a mixture of formal parkland areas combined with more naturalistic country park elements.
- 2.5 Inclusive within the design is the inclusion of formal sports pitches which have been located closer to Thorpe Park Development. The rationale for this proposal is to provide comfort to local residents that design solutions are being sought that will address concerns regarding potential disturbance from future use of proposed sports facilities. To further address potential concerns, plans have been developed in conjunction with Thorpe Park Developments, to develop a car park of sufficient size to accommodate future sports pitch users within the Thorpe Park development. The aim of this proposal is to provide a car parking solution that directs traffic away from residential areas, thus minimising disturbance from traffic.
- 2.6 Members of the East Outer area committee were invited to comment on the proposed design of Green Park. Positive feedback was received, with members commenting that they were comfortable with the proposals in principle and was happy for officers to take the design forward for consultation. Emanating from this consultation was a request for officers to develop options within the masterplan concept that would further mitigate against potential concerns by residents living adjacent to key site entrance points regarding nuisance car parking.

3 Main issues

- 3.1 Design options for a restricted parking scheme were developed by officers in Highways and presented to ward members in the Cross Gates and Whinmoor and Temple Newsam wards. The options varied in the extent of the parking restrictions

proposed in terms of their spread of distribution, but each option put forward was inclusive of the following 4 essential elements;

- Proposed no waiting at anytime (Double Yellow Lines)
- Proposed no waiting 8.00am till 4.00pm restrictions (Single Yellow Lines)
- Existing no stopping Mon to Fri 8 - 9am and 3 – 6pm (School keep clear markings)
- Proposed Resident Permit Parking SAT & SUN till 4pm

- 3.2 The consultation process undertaken with members in both wards has highlighted a shared objective and commitment for officers to enter into a consultation with local residents and user groups to ascertain views on the green park design masterplan. Furthermore it is acknowledged that inclusive within this process should be an element of consultation on design proposals to address car parking demand generated by the development of Green Park.
- 3.3 In terms of the consultation information that will be presented, proposals are only to be put forward to implement a restricted parking scheme within areas defined by the Temple Newsam Ward boundary. Information produced for the purpose of consultation will not include any restricted parking proposals within the Crossgates and Whinmoor ward.
- 3.4 In terms of ensuring that an holistic proposal is put forward for consultation, officers propose to develop specific options for consideration by Crossgates and Whinmoor and Temple Newsam members regarding shared ward boundary areas, namely along Whitkirk Road.
- 3.5 With reference to comments received by members, landscape architects working within the Parks and Countryside service, in conjunction with colleagues in highways, are to explore possibilities to develop a small car park within the masterplan close to formal recreation features off Austhorpe Lane.

4 Corporate Considerations

4.1 Consultation and Engagement

- 4.1.1 Ward Members in both Temple Newsam and Cross Gates and Whinmoor Ward have been consulted on the options for restricted parking and the recommendations to be taken forward in this report are a reflection of the outcome of that consultation process. Members of area committee who have had the opportunity to comment on the broad masterplan proposals for Green Park have indicated their support in principle for the design concept. In addition to the above, the executive member for Environmental Services has also been consulted and is supportive of the recommendations made in this report.

4.2 Equality and Diversity / Cohesion and Integration

- 4.2.1 A screening document has been prepared and an independent impact assessment is not required for the approvals requested in this report. The screening document has been sent to the Equality Team to be approved and published.
- 4.2.2 Detailed design of all works indicated within the masterplan will need to consider the needs of minority groups as required under equality legislation. The requirements of disability groups in particular should be recognised and given due regard as part of the design process. The purpose of this exercise is to commence with further development of the masterplan concept through consultation with local residents and potential user groups. On that basis it is acknowledged that future reports in which a decision is required on formal designed elements of the park should be accompanied by a full independent impact assessment.

4.3 Council Policies and City Priorities

- 4.3.1 This project complies with various Council and partnership policies and strategies relevant to improving the quality of our parks and greenspaces. The main documents are referred to below;
- 4.3.2 The Vision for Leeds 2011 to 2030 sets out a revised vision for the city with the specific objective for Leeds to be the best city in the UK by 2030. In establishing this vision one of the top priorities to emerge from consultation was for the city to be a cleaner greener city. Aspects of this priority can be found in all of the areas in which the vision is intended to make a difference, although specific reference can be made to the commitment within the vision for Leeds to be the best city to live with good green spaces where everyone can enjoy a good quality of life. Upon completion of a design for Green Park that has benefited from input and participation from local communities through the consultation process, the final outcome of a developed new community park will unquestionably be of benefit to all residents and communities who will utilise Green Park.
- 4.3.3 Leeds 2015, Our vision to be the best city in the UK, identifies 5 key action plans which will help the city progress towards achieving its objective of being the best city in the UK. A case could be advanced that developing a capital project of this nature will in some way contribute towards attaining development across all of the key headline indicators contained within this document. More specifically, the development of this capital project has the potential to make a tangible contribution to 4 year priorities to get more people involved in the city's cultural opportunities, by increasing the proportion of adults and children who regularly participate in cultural activities. The development of horticultural features of this standing will make significant contributions to the cultural offer within the city, whilst improving green and open spaces by making them more accessible to aid the health and well being of all citizens and visitors to Leeds.

4.4 Resources and Value for Money

- 4.4.1 The long term aspiration is to establish a community park for enjoyment of Leeds residents. There are no resource and value issue of note resulting from the content of this report.

4.5 Legal Implications, Access to Information and Call In

4.5.1 This report is not eligible for call in and has no legal implications.

4.6 Risk Management

4.6.1 A risk register has been developed for this scheme and has been approved by Parks and Countryside's programme board. This is under regular review by the project team.

5 Conclusions

5.1 The above report sets out proposals to take forward for consultation a masterplan design that is indicative of initial consultation responses and seeks to evidence that solutions have been considered to address potential concerns regarding car parking issues.

6 Recommendations

6. Area committee are requested to approve the following recommendations;

- That officer's begin consultation on the Green Park Masterplan and that through the consultation process comments are invited from local residents and interest groups on Green Park generally and the following issues specifically ;
 - Proposals to develop a car park for sports pitch users within the Thorpe Park Development.
 - Proposals to develop restricted parking measures within the boundary of the Temple Newsam Ward only.
- That Highways officers and officers from Parks and Countryside explore options to incorporate a small car park, situated in a location off Austhorpe Lane, within the masterplan design. Upon completion, proposals are to be subject to consultation.
- That officer's from Highways and Parks and Countryside develop specific proposals for consideration by Cross Gates and Whinmoor and Temple Newsam members regarding shared ward boundary areas, namely Whitkirk Road. Upon completion proposals are to be subject to consultation.
- That Parks and Countryside officers report back to area committee with a summary of findings from the consultation process.

7 Background documents

7.1 Equality Impact Assessment screening form.