



---

**Report of the Chief Planning Officer**

***CITY PLANS PANEL***

**Date: 26<sup>th</sup> March 2013**

**Subject: APPLICATION 12/05150/LA – APPLICATION FOR THE FORMATION OF A PUBLIC PARK, PLAYING PITCHES, PARK AND CHANGING ROOMS ON LAND TO WEST OF THORPE PARK AT LAND AT AUSTHORPE LANE, AUSTHORPE, LEEDS.**

<b>APPLICANT</b>	<b>DATE VALID</b>	<b>TARGET DATE</b>
Leeds City Council Parks and Countryside – Mr T Stringwell	12/3/13	21/5/13

---

**Electoral Wards Affected:**

**Crossgates and Whinmoor**

Yes

Ward Members consulted

**Specific Implications For:**

Equality and Diversity

Community Cohesion

Narrowing the Gap

---

**RECOMMENDATION: For Members to note the content of the report and to provide feedback on the proposals.**

---

**1.0 INTRODUCTION:**

1.1 A new public park is proposed on land to the west of Thorpe Park and east of Austhorpe Lane. This 47 hectare site is allocated as proposed open space in the UDPR and is owned by the Scarborough Development Group, the owner of Thorpe Park. It is intended that the Scarborough Development Group will be funding the cost of the new public park as part of the section 106 agreement attached to any approval for new major development at Thorpe Park. This application is presented to Panel as it is an important piece of local green infrastructure and because it is directly linked to the developments proposed at Thorpe Park that are also under consideration at Panel.

**2.0 PROPOSAL:**

- 2.1 The new public park will maintain many of the existing features currently within the site such as hedgerows, trees, meadows and ponds but also include a number of features listed below:
- 6 sports pitches and changing pavilion.
  - Formal and informal play areas for children 0-14 years.
  - New walking routes/footpaths that include links to the open space within Thorpe Park.
  - Wildflower meadows.
  - Artworks and interactive structures.
  - Open parkland.
  - New woodlands.
  - Nature enclosure.
  - Picnic area.
  - Orchards.
  - The 'Roman Garden' exhibited at Chelsea in 2007.
- 2.2 Car parking areas for the offices proposed within Thorpe Park are intended to 'double up' and provide parking for the sports pitches at evenings and weekends.
- 2.3 The proposals also include a new school drop-off area adjacent to Austhorpe Primary School.
- 2.4 The application is supported by the following documents:
- Design and access Statement.
  - Flood Risk Assessment.
  - Sustainability Statement.

### **3.0 SITE AND SURROUNDINGS:**

- 3.1 Green Park is located to the west of Thorpe Park with Austhorpe Lane on its western boundary. The land is mostly undeveloped and includes a variety of landscape features including the presence of old field boundaries with associated vegetation. Part of the site is still used for agriculture and livestock also graze areas on occasion. A cricket pitch exists towards the northern part of the site (accessed from Austhorpe Lane) and further east substantial earthworks were undertaken to construct three newt ponds. These works remain unfinished following intervention by the Council but the ponds do hold water and are understood to be now colonised by Great Crested Newts (which are protected species). In addition, Grims Ditch, a prehistoric ditch and Scheduled Ancient Monument, is located on the eastern edge of the Green Park land but there is little or no visible evidence of its existence.

### **4.0 RELEVANT PLANNING HISTORY:**

- 4.1 32/199/94/OT – Outline application to layout business park, green park and access roads - Granted 04/10/95. This relates to the original outline permission at Thorpe Park. The section 106 agreement attached to this permission requires the applicant to provide Green Park. Designs for Green Park were developed in respect of the S106 agreement but concerns were raised regarding the proximity of playing pitches to the residential properties on Austhorpe Lane and the potential for adverse impacts on amenity due to increased noise levels and Austhorpe Lane being used for car parking. The current designs seek to overcome this issue.

4.2 12/03886/OT, 12/03887/FU, 12/03888/FU and 12/05382/FU are the four applications relating to the new proposals for Thorpe Park and the Manston Lane Link Road (MLLR) also being presented to the 26/3/13 Panel.

## **5.0 HISTORY OF NEGOTIATIONS:**

5.1 Planning Officers have met with officers from Parks and Countryside and made recommendations to ensure the proposed scheme to ensure the scheme can be linked with the proposals at Thorpe Park and into the wider green corridors proposed in East Leeds.

5.2 The proposals have been subjected to public consultation at many of the same events relating to the Thorpe Park proposals.

## **6.0 PUBLIC/LOCAL RESPONSE:**

6.1 An advertisement will be placed in the Yorkshire Evening Post and site notices will be posted on 22/3/13.

## **7.0 CONSULTATIONS RESPONSES:**

7.1 As the application has only recently been received, all consultation responses are still outstanding. Verbal updates will be provided at Panel as necessary.

## **8.0 PLANNING POLICIES:**

### **8.1 Development Plan**

8.2 The development plan includes the adopted Leeds Unitary Development Plan Review 2006 (UDPR) along with relevant supplementary planning guidance and documents. The site is allocated as Proposed Open Space under policy N5.

### **8.3 Leeds Unitary Development Plan Review (UDPR):**

GP5: General planning considerations.

GP11: Sustainable development.

N10: Protection of existing public rights of way.

N8: Urban Green Corridor.

N5: Improvement in the quantity and quality of greenspace provision.

N23/N25: Landscape design and boundary treatment.

N29: Archaeology.

N38b: Flood Risk Assessments.

N39a: Sustainable drainage.

BD5: Design considerations for new build.

T2: Accessibility issues.

T5: Consideration of pedestrian and cyclists needs.

T7/T7A: Cycle routes and parking.

E4, E18: Employment sites.

LD1: Landscape schemes.

### **8.4 Relevant Supplementary Planning Guidance**

8.5 Building for Tomorrow Today – Sustainable Design and Construction (2011): Sustainability criteria is set out including a requirement to meet BREEAM standards.

## 8.6 National Planning Guidance

8.7 The National Planning Policy Framework (NPPF) came into force on 27<sup>th</sup> March 2012. The NPPF states that unless material considerations indicate otherwise development proposals which accord with the Development Plan should be approved.

## 8.8 Emerging Policy

8.9 The Submission Draft of the Core Strategy sets out strategic level policies and vision to guide the delivery of development investment decisions and the overall future of the district. The Core Strategy will be submitted to the Secretary of State for independent examination at the end of March 2013.

8.10 In line with the NPPF the Council may attach some weight to the document and its contents.

8.11 It is noted that from the 27<sup>th</sup> March 2013 the policies in the development plan must accord with the NPPF. Whilst the Core Strategy is at an advanced stage it is intended to carry forward a number of the UDPR policies which are in conformity with the NPPF.

## 9.0 **MAIN ISSUES**

- Background.
- Issues to consider.

## 10.0 **APPRAISAL**

### 10.1 Background

10.2 The formation of Green Park is to be delivered when 600,000 ft<sup>2</sup> (55,742m<sup>2</sup>) of development has been built out at Thorpe Park under the extant outline consent, 32/199/94/OT. The development has reached or is very close to reaching this threshold.

10.3 Under the new proposals for Thorpe Park it is also envisaged that any approved scheme will deliver a new public park at Green Park therefore a scheme has been developed that meets the current aspirations.

10.4 One of the key aspirations is to link Green Park to Thorpe Park and into a wider network of linked greenspaces from Temple Newsham through the East Leeds Extension and to Roundhay Park.

10.5 The application for Green Park has only recently been received therefore officers have not fully appraised the scheme at the time of writing the report nor have consultation responses or feedback from the public been received. As such an outline of the issues to consider are highlighted below.

### 10.6 Issues to consider

10.7 The principle of the introduction of a new public park are compliant with policy and are supported. Some of the key issues that will require further consideration are listed below:

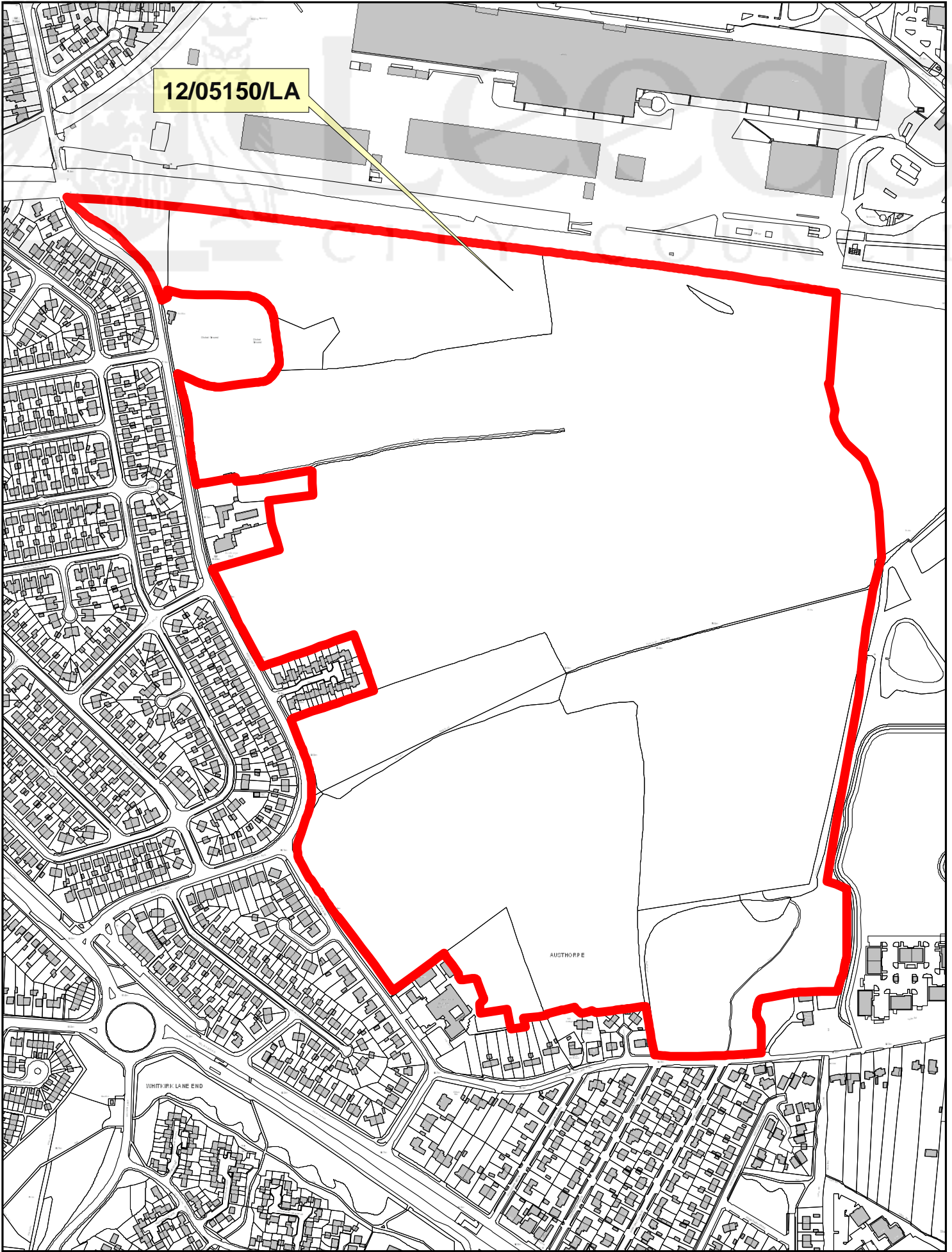
- Do the sport pitches meet the local requirements and can they be accessed appropriately from the car parking areas in Thorpe Park?
- To what extent is 'cut and fill' required to provide the level sports pitches?
- Are the proposed features, seating areas, play features, art works, orchards, Chelsea Garden etc considered appropriate?
- Is the drop off area adjacent to Austhorpe Primary School appropriate and what controls will be introduced to ensure this is only used by parents and not visitors to Green Park?

## **11.0 CONCLUSION**

- 11.1 Members are requested to consider the this report and the proposals presented at Panel and provide officers with appropriate comments and/or advice on the principle of the proposal and those issues raised at 10.6 above.

## **12.0 BACKGROUND PAPERS**

- 12.1 Application file 12/05150/LA.
- 12.2 Notice has been served on Scarborough Development Group (the owner of and applicant for the applications relating to Thorpe Park).



12/05150/LA

# CITY PLANS PANEL

