

Report of City Development

Report to Chief Planning Officer

Date: 29th August 2014

Subject: Planning Statement for the former St Gregory's Primary School site at Swarcliffe

Are specific electoral Wards affected? If relevant, name(s) of Ward(s):	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Cross Gates & Whinmoor
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes <input checked="" 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. This planning statement has been drafted in consultation with other Leeds City Council departments through the LEDA process and provides appropriate planning guidance for a future redevelopment of the former school site.

Recommendations

2. The Chief Planning Officer is requested to approve the planning statement which will help to facilitate the disposal of the site.

1 Purpose of this report

- 1.1 The purpose of this report is to present this planning statement to Planning Board for approval. The statement will provide planning guidance to prospective developers interested in redeveloping this site.

2 Background information

- 2.1 The Catholic Diocese originally acquired the site from the Council and built a primary school in 1964. As part of the transaction, the Diocese had the right to insist that the Council should repurchase the property at market value should the school become surplus to requirements to the Diocese requirements. The Council has since acquired the site and proceeded with the demolition of the school in 2013. The site is currently fenced off and remains vacant.

3 Main Issues

- 3.1 The former school building footprint excluding the 1970s extension is unallocated in the Leeds UDPR and school playing field is largely protected as N6 playing pitch land. Officers have considered different options for reconfiguring the former school site to maximise the regeneration and development opportunities and at the same time look at the retention and enhancement of the school playing field land.
- 3.2 Sport England was consulted on the site reconfiguration proposals in January 2014. On the basis that the proposed site reconfiguration would not result in any net loss of playing field land and with the opportunity to provide qualitative improvements, Sport England were supportive of these proposals.
- 3.3 Parks and Countryside have agreed to take on the management and maintenance responsibilities of the former school playing field land. The S106/CIL greenspace monies arising from the development of the sites would be used to secure the improvement of the playing field land for informal/formal recreation purposes.
- 3.4 In the context of the wider area the Council see a unique opportunity to explore proposals that could offer wider regeneration benefits for this part of the Swarcliffe estate. In this regard the Council has recently acquired the former Whinmoor Public House and combined with the grassland area to the rear is looking at promoting the site for affordable housing.

4 Corporate Considerations

4.1 Consultation and Engagement

- 4.1.1 The planning statement went through the LEDA process on 24th July 2014, with further changes incorporated in to a revised planning statement.
- 4.1.2 Councillor Gruen has been engaged with the proposals for the former school site and the Council's wider regeneration aspirations for the area and is supportive of bringing forward development on the former school site whilst retaining and

enhancing the playing field land for informal and formal recreation use for the benefit of the local community. These proposals upon the request of Councillor Gruen were put on display at the Swarcliffe Gala on 2nd August 2014. The feedback from the event was one of positive support from local residents who overwhelmingly were in favour of the proposals. The majority of the residents were keen that the playing field land that is to be retained is made into usable space for recreational activities specifically for young people.

- 4.1.3 The Ward Members were formally consulted on the planning statement on 25th July 2014. No comments were received from the Ward Members.

4.2 Equality and Diversity / Cohesion and Integration

- 4.2.1 It is not considered that there would be any impact on equality and diversity by approving the planning statement. In addition, planning statements are primarily repeating and drawing together UDPR policies which have already had consideration of equality issues as a central aspect.

4.3 Council policies and City Priorities

- 4.3.1 The planning statement takes account of the policies set out in the adopted Leeds UDPR and other Leeds City Council planning and design documents.

4.4 Resources and value for money

- 4.4.1 The planning statement has been absorbed through normal resource capacity of the department, and should have no further resource implications to be borne by the City Council.

4.5 Legal Implications, Access to Information and Call In

- 4.5.1 None.

4.6 Risk Management

- 4.6.1 It is not considered that there would be any risks arising in approving this planning statement.

5 Conclusions

- 5.1 The planning statement will provide guidance to assist prospective developers in redeveloping the site.

6 Recommendations

- 6.1 The Chief Planning Officer is requested to approve the planning statement which will help to facilitate the disposal of the site.

7 Background Documents¹

7.1 None

8 Appendices

8.1 Planning Statement

¹ 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.