

LEEDS CITY COUNCIL - PLANNING STATEMENT

Former St Gregory's Primary School, Stanks Gardens, Swarcliffe

Site Description

Situated within the heart of the Swarcliffe housing estate the two development sites measure 0.88ha in total and form part of the former St Gregory's primary school site. The largest site is bordered by housing to the north and east, former school playing field land to the west and St Gregory's Youth and Adult Centre to the south. The smallest site is bordered by the Swarcliffe Working Men's Club to the north, housing to the east, sub-station to the west and the former school playing field to the south. In topography terms the two sites are relatively flat. A site location plan in **Appendix 1** shows the sites and the surrounding development context.

Development Plan

The northern half of the larger site is unallocated in the Leeds UDP Review but the southern half is primarily allocated as protected playing pitch. The reconfiguration of the protected playing pitch land to maximise the regeneration and development opportunity of the former school site would not result in a net loss in playing pitch land. The smaller site is unallocated for any specific development.

Uses

The most suitable use of the sites is for housing. Other uses, however, will be considered on their merits having regard to planning policy and other development management considerations.

Key Development Principles

- § The scale, massing, height and materials of any new buildings should respond to the local context which is characterised typically by two storey development;
- § There should be an active development frontage onto Stanks Gardens and Swarcliffe Avenue to encourage natural surveillance of the street;
- § Development should where possible face on to the adjacent playing field land to maximise overlooking and natural surveillance;
- § Development should be sensitively designed, must be a 'good neighbour' and should contribute to a sense of place, quality and character and take guidance from the City Council's 'Neighbourhoods for Living' guide, Building for Tomorrow Today Sustainable Design and Construction (2011) and 'Secure by Design' (2007);
- § Greenspace contributions will be directly used to facilitate the enhancement of the adjacent former school playing field land for informal and formal recreation use;
- § To assimilate development in to the sites a quality well designed landscape scheme will be required.

An Urban Design Framework drawing in **Appendix 2** illustrates the sites constraints and opportunities for development.

Access

For the larger site vehicular access should be taken from Stanks Gardens at a central point along the site frontage and be designed in accordance with the Council's Street Design Guide. For the smaller site access in the form of individual private drives on to Swarcliffe Avenue would be acceptable.

Technical Information

General site development information, including information on highway requirements, rights of way, drainage, ground conditions and statutory undertakers is contained in **Appendix 3**.

Developer Obligations

The Council will also pursue planning obligations where appropriate (see table below).

What	UDP Policy	Threshold	Requirement
Greenspace	N2, N4, Guidance Note 4	C3: 10 units or above	To provide on-site greenspace or a contribution towards greenspace in the area. Greenspace contributions to be secured to improve the adjacent former school playing field land for informal and formal recreation use.
Affordable Housing	H11, H12, SPG 3, Interim Policy 2011	C3: 15 units or more	To provide affordable housing. There is a requirement for 15% affordable housing on site split between 40% social rented and 60% sub market/intermediate.
Education	SPG 11	C3: 50 units or more, or 2 ha or more.	To provide a contribution to new school provision where new housing will generate a need which cannot be met by existing local facilities.
Public Transport	T2D, SPD	C3:> 50 units	To provide a contribution to public transport infrastructure or enhancements. There is a calculator on the Council' s website at: http://www.leeds.gov.uk/Housing/Planning/Planning_consultations/Public_Transport_Contributions_online_calculator.aspx

The City Council is developing a Community Infrastructure Levy (CIL) for the District. This levy will apply to most new floorspace granted planning permission, on a £ per square meter basis. It is intended that after spring 2015 the current 'tariff' type S106 requirements will be superseded by this CIL charge. At present the £ rates have not been set, please see the City Council's website for more information.

Contact Details

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