
Report of the Chief Planning Officer

PLANS PANEL WEST

Date: 1 October 2009

Subject: RESIDENTIAL REDEVELOPMENT AT LEEDS GIRLS HIGH SCHOOL, HEADINGLEY.

APPLICANT

The Morley House Trust

DATE VALID

11.07.2008

TARGET DATE

10.10.2008

Electoral Wards Affected:

**Headingley
Hyde Park & Woodhouse**

☒ X

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity ☐

Community Cohesion ☐

Narrowing the Gap ☐

RECOMMENDATION:

The position statement is intended to formally introduce the redevelopment proposals for the Leeds Girls High School in Headingley. The position statement will also outline the history of the site which lead to these applications being submitted.

Members are requested to note the contents and issues raised within this position statement.

Members are invited to comment in relation to the key issues of the principle of the development proposals, the impact on the Headingley Conservation Area and character and appearance of the area, highways, access and parking implications and developer contributions matters which are highlighted in the report.

Members are also requested to agree that the application (subject to amended plans and reports being received) now be subject to full re-consultation to a timescale agreed in consultation with Ward Members.

1.0 INTRODUCTION AND BACKGROUND:

- 1.1 This report summarises the present position regarding the planning application(s) submitted for residential redevelopment by Leeds Girls High School. It is provided to inform Members of the application and its content, the policy background, consultation and public responses to date and identify key issues and progress in dealing with the application.
- 1.2 In January 2004, the Governors of Leeds Girls High School (LGHS) and Leeds Grammar School (LGS) announced that the two schools were to merge to form 'The Grammar School at Leeds' (GSAL). The merger resulted in the relocation of all pupils 7 years and above and staff at LGHS to the current LGS site at Alwoodley Gates, Leeds.
- 1.3 In August 2006, the City Council resolved to grant full planning permission for alterations and extensions to the existing school buildings (30/618/05/FU) and associated highway works (06/00720/FU) in Alwoodley to enable this merger to take place.
- 1.4 As a consequence of the expansion of the Alwoodley Gates site, the current LGHS sites located on Victoria Road/Headingley Lane has become surplus to requirements. The school has vacated the sites in July 2008, and the land has been unoccupied, with the exception of Ford House which is being retained to provide accommodation for the Pre School for children under 7 years of age.
- 1.5 The school occupies four sites, comprising the main school site bordered by Headingley Lane and Victoria Road; Ford House and its garden/sports pitch on the north side of Victoria Road; the swimming pool and gym and hockey pitch on the south side of Victoria Road; and the Elinor Lupton on Headingley Lane/Richmond Road. With the exception of the Victoria Road site, all lie within the Headingley Conservation Area. The Main School site includes a Grade II listed building (Rose Court) and three of the sites (excluding the Elinor Lupton Centre) are allocated as protected playing pitches.
- 1.6 In this context, six applications have now been submitted with the aim of securing the principle of residential redevelopment on the LGHS Headingley sites. The development proposals relate to the all the LGHS sites in Headingley, with the exception of the Elinor Lupton Centre. The purpose of this report is to provide a briefing statement to Members and to highlight key issues as well as seeking general comments from Members prior to any formal consideration of these applications.

2.0 RELEVANT PLANNING HISTORY:

- 2.1 A draft Planning & Development Brief was prepared by GVA Grimley on behalf of the school (the Morley House Trust) in consultation with LCC. The aim of the brief was to help bring about a comprehensive approach to the re-use and redevelopment of the Main School site, Ford House Garden and Victoria Road site, as the basis for considering future planning applications. The Elinor Lupton Centre (Grade II listed building) was and is subject to separate negotiations, given the specific requirements for providing an alternative occupier for this building.
- 2.2 Following public consultation, the draft Development Brief was presented to Members of the Executive Board on 22 August 2007. Where it was resolved that the planning brief be withdrawn and the future of the school site be determined through

the planning process. Outside of the planning process the Council would facilitate further discussions on the future of the site should relevant parties request.

3.0 SITE AND SURROUNDINGS:

Main School Site:

- 3.1 The main school site is a 2.44 hectare site located off Headingley Lane. The site is triangular in shape with Headingley Lane to the north east, Victoria Road to the south and Headingley Business Park to the west.
- 3.2 The site is located in a predominantly residential area with densely populated areas directly to the north east, south and south west. To the west of the site is Headingley Business Park and to the south east, Hyde Park.
- 3.3 The main school building is a 3 - 4 story red brick building which has undergone a number of structural alterations and extensions to facilitate the continual growth of the school. The building is located on the north western part of the site facing Victoria Road to the south. Views of the building from Headingley Lane are obscured due to the topography and boundary treatment, whilst views from the south are interrupted by mature trees.
- 3.4 The site is also occupied by Rose Court and Rose Court Lodge, both listed buildings located to the eastern end of the site. Rose Court is set to the north eastern part of the site with landscaping to the front, whilst the Lodge is located in the south east corner of the site, adjacent to Victoria Road.
- 3.5 The site also includes amenity areas constituting open space and tennis courts to the front of the main school building and car parking to the south of the site. The site also includes a large variety of mature trees both within the site and on the boundaries.
- 3.6 The site currently has two main access points, from Victoria Road to the south east corner of the site, adjacent to the Lodge and one to the North West directly onto Headingley Lane.

Rose Court:

- 3.7 The application site is Rose Court, a Grade II Listed Building located within the Leeds Girls High School site off Headingley Lane. Rose Court is within the grounds of the school.
- 3.8 Rose Court is set to the north eastern part of the site with landscaping to the front. Rose Court is a villa built as large house in the 1840s in the formal classical tradition. The property has a garden front taking advantage of the steeply sloping site. The terrace to the front conceals a high basement with windows set into areas. The views from the terrace currently are of extensive car parks and hard surfaced tennis courts.
- 3.9 The property previously had a Victorian conservatory at the western end projecting forward of the main frontage. This has subsequently been replaced with a new extension erected in stone with classic columns as a portico to the north.

Victoria Road Site:

- 3.10 The application site covers an area of approximately 1.02 ha and is located to the south of Victoria Road. The site is bound to the east by the rear gardens of a number of terraced properties on Ash Grove, to the south by the Headingley Rise apartments, to the west by Back Chestnut Avenue and the rear gardens of the terraced properties on Chestnut Avenue and Chestnut Grove and to the North West by 63 Victoria Road.
- 3.11 The site is part of the larger Leeds Girls High School complex and comprises two distinct elements; the northern section of the site comprises a large swimming pool and sports hall which are both of modern construction. These buildings also include the swimming pool changing area and sports hall changing facilities. The southern section of the site is currently open space utilised as playing fields. It is on this where the main section of development is proposed.
- 3.12 The site is located in a predominantly residential area with densely populated areas directly to the east, south and west. To the north of the site is Headingley Business Park and to the north east, the main buildings of the Leeds Girls High school.
- 3.13 Current access to the site is from Victoria Road which lies opposite to the Headingley Business Park entrance, although there is an access opportunity off Chestnut Grove / Back Chestnut Avenue on the western site boundary.

4.0 PROPOSAL:

- 4.1 The redevelopment proposals for the site comprise of six separate planning application and these can be described as: -
- 4.2 Main school site, Leeds Girls High School, Headingley:
 - 4.2.1 Planning application 08/04214/OT – outline application for residential development.
 - 4.2.2 Planning application 08/04216/FU – change of use and extension including part demolition of school building and stable block to 32 flats and 4 terrace houses.
 - 4.2.3 Planning application 08/04217/CA – conservation area application for the demolition of rear and side extensions to main school building, 2 villas to north west of site, lean-to to stable block and greenhouse and removal of 4 storage containers.
- 4.3 At Rose Court, Main School Site, Leeds Girls High School, Headingley:
 - 4.3.1 Planning application 08/04219/FU – change of use involving alterations and extension of school building to 8 flats and 4 terrace houses.
 - 4.3.2 Planning application 08/04220/LI – listed building application including part demolition and extension to form 8 flats and 4 terrace houses.
- 4.4 At Victoria Road, Leeds Girls High School, Headingley:
 - 4.4.1 Planning application 08/04218/OT – outline application for residential use at Leeds Girls High School, playing fields and sports centre.

Outline Residential Schemes:

- 4.5 Application 08/04214/OT seeks outline planning application for the redevelopment of the main school site for residential use, including the approval of access, layout and scale.
- 4.6 The original layout of the site shows three areas accessed from three separate points into the site. The north western part of the site is to be developed with rows of terraced townhouses with an access from the existing school entrances on both Headingley Lane and Victoria Road. The Headingley Lane access was to be utilised by a number of properties on the western boundary of the site with a larger proportion to be accessed from the south.
- 4.7 The south western corner of the site adjacent to Victoria Road is to be developed, again with terraced properties accessed from Victoria Road along the western boundary of the site. This area of development is to be separated from the Main School building and development to the north by a landscaped amenity area.
- 4.8 The other main area of development is a row of properties to be developed to the front of Rose Court with gardens facing Victoria Road. These properties were to be accessed from the existing school entrance.
- 4.9 Application 08/04218/OT seeks outline planning application for the redevelopment of the Victoria Road site for residential use, including the approval of access, layout and scale.
- 4.10 The layout of the site shows two areas accessed from a single point into the site. The northern part of the site is to be left as existing with swimming pool and sports hall including a large car parking area to the north east of the site (outside the 'red line' boundary). The access road sweeps right continuing north to south through the centre of the site until into a turning head at the southern end of the site.
- 4.11 The above outline applications are accompanied by an indicative layout plan showing the position of buildings to be proposed on the site, the access points and the areas of recreational open space. Indicative landscaping plans are also included and a design scheme for the approval of reserved matters included in the design and access statement. The applications include layout and an indicative split of the units, however the specific number of properties is not being identified at this stage to allow for flexibility for future developers of the site.

Main School Building:

- 4.12 Application 08/04216/FU seeks full planning permission for the conversion and extension of the Main School Building to form 32 dwellings and the conversion of the stable block to form 4 dwellings.
- 4.13 The stable block is to be converted in its current form to four dwellings and access was proposed from Headingley Lane. The main school building is to be converted to 28 dwellings and is to include an extension to the rear to create room for a further 4 dwellings, with access through the site to the south.

Rose Court:

- 4.14 Applications 08/04219/FU and 08/04220/LI seek full Planning Permission and Listed Building Consent for the conversion and extension of Rose Court to form 12

apartments. The application previously included a modern extension to be on the western elevation of Rose Court, itself a later addition to the original building.

Conservation Area Consent:

- 4.15 Application 08/04217/CA seeks Conservation Area Consent for the demolition of a number of buildings used by Leeds Girls High School on the main school site. These buildings include the later extensions to the main school building and potentially the arts and crafts style lodge on the North West corner of the site.

5.0 HISTORY OF NEGOTIATIONS:

- 5.1 Fundamental to the development of the site is an assessment of the balance of any loss of protected playing pitches versus their relocation and betterment and on-site greenspace provision provided by the development as a whole. As such, the application proposals have provided an evaluation of the proposals within a PPG17 Assessment. This report has been under review since the submission of the applications and following recent amendments it is considered that the PPG17 assessment has addressed earlier shortcomings identified by the Council and Sport England and is a complete and comprehensive report that must now be fully reassessed and consulted upon.
- 5.2 Following original consultations, technical discussions have also been held with Council Officers and the School, looking at the detailed design and layout of the proposals and seeking revisions to address significant issues. The key Issues being discussed are:

Outline Residential Schemes:

- 5.3 The SW corner of the site: In previous correspondence, Council Officers had expressed concerns about the impact on trees and over dominant car parking in this area. The application proposals have been amended in relation to the design of this element and a revised scheme identifying these changes can now be re-assessed.
- 5.4 Vehicular access onto Headingley Lane: The Council have expressed a strong preference for this access to be closed to all but pedestrian and cycle traffic and that all vehicular access should be taken off Victoria Road. The application proposals have been amended to remove vehicular access at this point and alternative access proposed on Victoria Road. A revised scheme identifying these changes can now be re-assessed.
- 5.5 Central area of open space: A fundamental key to the success of the design of the scheme and to ensure that the Listed Buildings and character of the Conservation Area are preserved is the layout of the open space within the site. The application proposals have been amended in relation to the design of this element (increase the size of this area by realigning the central access spine road) and a revised scheme identifying these changes can now be re-assessed.

Main School Building:

- 5.6 Rear element of main school building: 'In principle' agreement had been reached regarding the demolition of the rear element of the main school building but there is concern about the design of any replacement building. The application proposals have been amended in relation to the design of this element (handling of the rear

elements to make a court yard) and a revised scheme identifying these changes can now be re-assessed.

Rose Court:

- 5.7 Proposal to build two houses on Rose Court Garden (NE corner of the site): The Council have consistently objected to this element. The application proposals have been amended to remove this element of new build. A revised scheme identifying these changes can now be re-assessed.
- 5.8 Vertical extension to western wing of Rose Court: The Council and English Heritage object to this proposal. These fundamental concerns has resulted in this element being removed and a revised scheme identifying these changes can now be re-assessed.
- 5.9 Numbers of units proposed in Rose Court: This is a Listed Building issue and stems from the potential loss of 6-panel mahogany double doors and excavation of lightwells. The application proposals include revisions to the design of this element with additional information to take into account these concerns and these changes can now be re-assessed.

Ford House Gardens:

- 5.10 In mitigation for the loss of the playing fields at the Main School Site and Victoria Road. The 'offer' to the Council of Ford House Gardens to form a new public park still stands. Transfer of this area would be contingent upon this transfer being at no cost to the Council and for agreement being reached for a commuted sum to be paid to improve the site for use as a public park and to cover future maintenance. This would need to be included within a S.106 Agreement, which would indicate the point at which in the development process such monies would be paid. Clarification is being sought from the School regarding the basis of such transfer and whether a commuted sum is also being offered to help pay for the site's improvement and future maintenance.

Sports Hall & Swimming Pool:

- 5.11 The application states that it is still the intent of the School to convey this facility to Leeds Met University. However, should this be successful, it has been agreed in principle that there would be a Community Access Agreement to facilitate public access at convenient times and at affordable prices.

Continuing discussions:

- 5.12 PPG17 Study: Previous PPG17 Assessments submitted with the application proposals were found to be unsatisfactory and not fit for purpose. Following original consultation with Sport England and the Council's Parks and Countryside Section, the Council has explained why the previous reports were not acceptable. The application proposals now include an addendum to the previous PPG17 Assessments (prepared by different consultants working on behalf of the school) in order to address the Council's and Sport England's concerns. The addendum has now been submitted addressing this fundamental issue relating to the principle of developing any part of the playing field areas. As stated in paragraph 5.1, this report needs fully reassessing and this matter must be resolved to the satisfaction of the Council and Sport England.

- 5.13 Development on the Victoria Road site: The question about whether development here is acceptable in principle planning terms is again dependent upon the outcome of the PPG17 Report. In addition, the application proposals have been amended in relation to the design of this scheme and a revised scheme identifying these changes can now be re-assessed.
- 5.14 Transport Assessment. A revised Transport Assessment and a Travel Plan have been requested and we are awaiting submission.
- 5.15 Section 106 Legal Agreement: Details of the 'Heads of Terms' for a S.106 legal agreement remain outstanding. It is envisaged that these would cover enhancements to strategic public transport infrastructure, site access provision, provision of additional or improved greenspace (including Ford House Gardens and swimming pool) and affordable housing.

6.0 PUBLIC/LOCAL RESPONSE:

- 6.1 The application has been duly advertised on site by the means of a site notice and neighbouring properties have been written to directly, notice was also published in the local press. The application has also been made available for public inspection at Headingley Library.
- 6.2 ***All responses made reference to within this position statement relate to the originally submitted and advertised scheme. It is intended that the revised proposals and report will be re-advertised and re-consulted***
- 6.3 Objections have been received on behalf of the following:
- 6.4 **MP:**
- Greg Mulholland
- 6.5 **Ward Members:**
- Cllr Kabeer Hussain (Hyde Park & Woodhouse)
 - Bernard Atha (Kirkstall)
 - Councillor James Monaghan (Headingley Ward)
 - Councillor Martin Hamilton (Headingley Ward)
- 6.6 **Amenity Groups:**
- Headingley Development Trust
 - Far Headingley Village Society
 - North Hyde Park Neighbourhood Association
 - HMO Lobby
 - Friend and Residents of Orville Gardens
 - Cardigan Triangle Community Association
 - South Headingley Community Association
- 6.7 The LGHS Action Group have also produced their Community Planning Brief for Leeds Girls High School.
- 6.8 The objections raised by MPs, Ward Members and Amenity Groups are summarised below and contain in detail in Annex 1.
- The loss of the area designated as Protected Playing Pitch would have a detrimental impact upon the locality;
 - Children in the area should have access to play areas;

- Increase traffic congestions;
- Poor overall design;
- Limited amenity space for Rose Court;
- Inadequate size and shape of amenity space;
- Proposed Victoria Road access would result in loss of trees;
- Limited Environmental assessments;
- Six different developers could build on the site;
- Too many one bedroom flats;
- Concern over new extension to main School building;
- Retain Victoria Road site as open space;
- Intensity of conversion of Rose Court; and
- Lack of community involvement.

Local Residents:

6.9 A total of 4,459 letters of objection have been received from local residents.

Application	Estimated number of objections
Main School (08/04214/OT)	733 objections
School Building Conversion (08/04216/FU)	745 objections
Rose Court Conversion (08/04219/FU)	741 objections
Rose Court Listed Building(08/04220/LI)	743 objections
Conservation Area Consent (08/04217/CA)	740 objections
Victoria Road site outline (08/04218/OT)	747 objections

6.10 The objections raised by Local Residents are summarised below and contain in detail in Annex 2.

- Paying pitches should be retained;
- The applicant has failed to demonstrate that the playing pitches are surplus to requirements;
- No need for more flats in the area;
- There are no clear proposal for affordable housing on the sites;
- There are no clear proposal for Ford House Gardens;
- Negative impact on the Conservation Area and listed building;
- Impact on trees;
- Highway safety and congestion; and
- Lack of community involvement.

7.0 CONSULTATIONS RESPONSES:

7.1 The following comments have been received to date:

7.2 ***All responses made reference to within this position statement relate to the originally submitted and advertised scheme. It is intended that the revised proposals and report will be re-advertised and re-consulted.***

Sport England:

- 7.3 Holding Objection – as Sport England is not satisfied that any of the exceptions of their Playing Field Policy have been demonstrated and as no additional provision or financial contribution towards formal sports provision is proposed to compensate for the increased demand Sport England objects to these applications.
- 7.4 The redevelopment of the Leeds Girls High School and adjacent playing field will result in the loss of existing playing field and sports facilities and the additional residential units will create additional demand on the existing sports facilities in the area. The application proposes to retain the existing sports hall and swimming pool however confirmation on the proposed management or community use of these facilities would be required.
- 7.5 Sport England does not consider the originally submitted a PPG17 Assessment to be sufficiently robust. There appear to be discrepancies throughout the report where reference is made to a lack of access to football pitches in the area which has resulted in pitches being overplayed and reduced in quality but conclusions are made which state there is no significant current or future demand.

Yorkshire Water:

- 7.6 Objections - in that proposed buildings will be located over the line of sewers and this could jeopardise Yorkshire Water's ability to maintain the sewerage Network.

English Heritage:

- 7.7 Holding objections (Outline Residential Scheme 08/04214/OT, Main School Building 08/04216/FU and Conservation Area Consent), as the character and appearance of the conservation area is generated by relatively large residential and institutional blocks in formal relationships with relatively large and open mature landscapes. The proposed layout appears to threaten this by breaking up the open areas with smaller residential blocks. These would have reduced potential for the creation and future management of coherent landscaped settings.
- 7.8 English Heritage would urge the Council to consider whether the proposed form of development as small blocks of townhouses is an appropriate means of preserving and enhancing the character and appearance of the conservation area and the setting of affected listed buildings.
- 7.9 Holding objections (Rose Court 08/04219/FU & 08/04220/LI), as the proposed upward extension of the western wing would erode the coherent design of the listed building and may dominate by virtue of its height and design. English Heritage would urge the Council to consider whether the additional space is justified and if it is, to review the impact of the proposed design.

Environment Agency:

- 7.10 No objections - subject to conditions to control drainage and flooding.

Transport Policy (Travel Wise):

- 7.11 Comments - A residential travel plan is required to cover all the dwellings to accord with the Travel Plan SPD, the development should be contributing to the upgrade of the A660, which will provide improved cycle facilities. WhizzGo have stated they are interested in locating one or two cars at the application site.

NGT/Public Transport Team:

- 7.12 Comments - The scale of the development will also trigger a requirement for a contribution to be sought for enhancements to strategic public transport

infrastructure. A contribution is being sought and this can also be secured through a section 106 agreement.

Highways:

- 7.13 Holding objections – The current proposals can not be supported as submitted as a Travel Plan, revised Transport Assessment and more details of general parking provision are required. The proposed vehicular access onto Headingley Lane is not supported. Further discussions on the design on the internal road layout are also required.

Mains Drainage:

- 7.14 No objections - subject to conditions to control surface water drainage.

Education Leeds:

- 7.15 No objections - There may be a requirement for an educational contribution to secure provision of education facilities which will be needed as a result of the proposed housing development.

Metro:

- 7.16 No objections – subject to improvement to two bus stops on Headingley Lane, contributions towards the Bus Priority Lane and provision of public transport information pack to each new resident.

8.0 PLANNING POLICIES:

- 8.1 As required by Section 38(6) of the Planning and Compulsory Purchase Act 2004 this application has to be determined having regard to the Development Plan which consists of the Regional Spatial Strategy for Yorkshire and the Humber published on 1 December 2004 and the Leeds Unitary Development Plan (Review 2006).

- 8.2 The most relevant Policies in the adopted Leeds Unitary Development Plan are outlined below. This proposal should comply with these policies in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, unless material considerations indicate otherwise.

- 8.3 Regional Spatial Strategy adopted May 2008:

- H1: Provision and distribution of housing;
- H2: Managing and stepping up the supply and delivery of housing; and
- H5: Housing mix.

- 8.4 UDPR Policies:

- SA1 Securing the highest environmental quality.
- SP3: New development should be concentrated within or adjoining the main urban areas and should be well served by public transport.
- GP5: General planning considerations.
- GP7: Guides the use of planning obligations.
- GP9: Promotes community involvement during the pre-application stages.
- BD5: Consideration to be given to amenity in design of new buildings.
- H1: Provision for completion of the annual average housing requirement identified in the Regional Spatial Strategy.
- H3: Delivery of housing land release.
- H4: Residential development on non-allocated sites.
- H11, H12 and H13 Affordable Housing.
- LD1: Criteria for landscape design.

- N2 and N4: Provision of green space in relation to new residential developments.
- N6 Protected Playing Pitches under.
- N12: Development proposals to respect fundamental priorities for urban design.
- N13: Building design to be of high quality and have regard to the character and appearance of their surroundings.
- N14 to N22: Listed buildings and conservation areas.
- N23: Incidental open space around new built development.
- N38B and N39A: set out the requirement for a Flood Risk Assessment.
- T2: Seeks to ensure that developments will not create or materially add to problems of safety, environment or efficiency on the highway network.
- T15: Improving vehicle accessibility.
- T24: Requires parking provision to reflect detailed guidelines.

8.5 National Planning Policy Guidance:

- PPS1: Delivering Sustainable Development;
- PPS3: Housing;
- PPG13: Transport;
- PPG15: Planning and the Historic Environment;
- PPG17: Planning for Open Space, Sport and Recreation; and
- PPS25: Development and Flood Risk.

8.6 Supplementary Planning Guidance

- Neighbourhoods for Living.
- Affordable Housing Policy.
- Greenspace relating to New Housing.

9.0 MAIN ISSUES

9.1 Having considered this application and representation, it is the considered view that the main issues in this case are:

- The principle of the development proposals;
- The impact on the Headingley Conservation Area and Character and Appearance of the Area;
- Highways, access and parking implications;
- Developer contributions; and
- Conclusions.

10.0 APPRAISAL

THE PRINCIPLE OF THE DEVELOPMENT PROPOSALS:

10.1 The application sites lie within the urban area of Headingley, but are now vacant as a merger resulted and the relocation of Leeds Girls High School (LGHS) to the current Leeds Girls High School (LGS) site at Alwoodley Gates. Ideally the sites should retain their existing uses or conform to the predominant use of the immediate area. In principle, given the surrounding area is predominantly residential, a suitable family residential redevelopment on these sustainable sites seem the most appropriate and deliverable option.

10.2 As the Headingley Conservation Area covers the Main School Site and encompasses the Victoria Road Site, a high quality development would be expected which is sympathetic to its surroundings which includes a grade II listed building in a

parkland setting. Residential use is obviously subject to the usual planning and highways considerations.

- 10.3 In principle, a significant benefit of the schemes are that they propose family accommodation within a residential area that is predominantly dominated by houses in multiple occupation. Given the designation of this site within the defined Area of Housing Mix, the proposal would enhance the balance and sustainability of the housing mix in the local community. This benefit conforms with the main thrust of Regional Planning Guidance in the RSS, Policy H15 of the Unitary Development Plan and national guidance contained within Planning Policy Statement 1 and Planning Policy Statement 3 aimed at developing strong, vibrant and sustainable communities and social cohesion.
- 10.4 That being said, The Main School, Victoria Road and Ford House Garden sites are all allocated as protected playing pitches (and Greenfield by definition) in the Leeds UDP. Therefore, the principle of redevelopment of the sites would be contingent upon the requirements of PPG17 and Policy N6 of the UDP being satisfactorily addressed.
- 10.5 It has been the consistent view of officers that a comprehensive view needs to be taken about the future of the whole campus and that we help to deliver a high quality scheme which respects its landscape setting and Conservation Area status, as well as create lasting benefits to the local community. Our approach has continued to be to prevent the individual parts of the campus from being considered in isolation of each other and to balance potential community benefits with development options across the whole school site.

Protected Playing Pitches

- 10.6 Policy N6 of the UDP states that, development of playing pitches will not be permitted unless
- There is a demonstrable net gain to overall pitch quality and provision by part redevelopment of a site or suitable relocation within the same locality of the city, consistent with the site's functions; or
 - There is no shortage of pitches in an area in relation to pitch demand locally, in the context of the city's needs, and city wide, and development would not conflict with UDP policies concerning protection of the green belt, protection and enhancement of greenspace and provision of additional greenspace, urban green corridors and other open land.
- 10.7 The Government objectives in relation to open spaces, sport and recreation are contained within PPG17 as they all underpin people's quality of life. Protection of open space, sport and recreation are therefore fundamental to delivering broader Government objectives.
- 10.8 Although Leeds City Council are currently producing a district wide greenspace strategy, as this is not currently available, government guidance does indicate that developers can do their own to support a scheme.
- 10.9 Therefore the application proposals contain a PPG17 assessment which aims to show:
- The playing pitches have been replaced and or bettered;
 - Reviews potential alternative uses for the protected pitches that will be lost;

- There is sufficient playing field provision in the area, and
- The scheme provides sufficient Greenspace for the new dwellings.

Playing Pitches Re-provision

- 10.10 The application proposals contend that the playing facilities to be lost as a result of these applications have already been or are in the process of being replaced by Girls School, which is sited at Alwoodley Gates. The new playing facilities were formed following the merger of LGHS and Leeds Grammar School, which formally opened in September 2008. GSAL has been developed with the necessary facilities for the number of pupils who attend the school including the pupils of LGHS; therefore every person who would have had access to the facilities at LGHS now has access to facilities in a new location. These facilities are also available to the public in a controlled manner with proper supervision. The swimming pool and sports hall which abut the Victoria Road Site will also become potentially available to the public.
- 10.11 LGHS has now closed and the fields and facilities are no longer in use by the school. As a consequence of the School's merger with Leeds Grammar School these facilities have been replaced at The Grammar School at Leeds ("GSAL") which is a campus of 125 acres providing the up to date facilities with effective and efficient management.
- 10.12 The application states that the sporting facilities at GSAL include multipurpose outdoor Astroturf courts and football/rugby/hockey pitches and tennis courts. These facilities are of a better quality and more accessible to the general public than the facilities at LGHS were in the past. Astroturf courts utilise modern materials to provide grip to the users in various weather conditions.
- 10.13 The application also states that these facilities receive regular maintenance from GSAL and have 24 hour security surveillance. The football/rugby/hockey pitches are also regularly maintained to provide a level playing surface, which again reduces the risk of injury. Without regular maintenance and restrictions upon use, the quality of grass sports fields can be greatly reduced over time as was the case with the Victoria Road field. Every effort has been made to identify an organisation to operate and manage the LGHS playing pitches or maintain them as areas of informal open space, but no such organisation has been identified or come forward.

Alternative Uses

- 10.14 The PPG17 Assessment also requires application proposals to look at whether the protected land could be reasonably used for alternative play or open open space use.
- 10.15 The main school site contains two tennis courts and a large amount of grassland. Whilst the Victoria Road site contains the swimming pool and gymnasium, the sport pitch behind was used for periodic hockey training. The Ford House Garden site is currently used as a play area for prep school and summer sports days.
- 10.16 The application proposes that the tennis courts have only been used by students of LGHS, however in the latter years of the schools occupancy of the site, this use reduced due to the poor quality of the facilities and risk to the pupils. The grassed area has not been open to public use and has only ever been available for uses associated with LGHS, due to its substandard size and condition the use even by LGHS has been limited.

- 10.17 The Victoria Road Site comprises a grassed area which also is allocated as a protected playing pitch. Although insufficient for the accommodation of any formal sports pitches, the Victoria Road site has previously been used as a practice field for hockey. However, the application indicates that this use ceased due to problems being frequently waterlogged, having an uneven surface, no publically available changing or car parking facilities, unacceptably close proximity to existing residential properties for the purpose of organised sports activities and spectator participation. The field has historically been used solely by pupils of LGHS with no public access and has only been used as a practice area. The School have pointed out that there has been some unauthorised use by people climbing over the fence to access the site.
- 10.18 Following this analysis, the report indicates that it would not be easy or reasonable to reuse these areas for other uses. The full details of facilities lost, retained and provided are attached in appendix 3, while details of public/private facilities lost and gain are provided within appendix 4.

Playing field provision in the area

- 10.19 The application proposals are within 300 metres of Woodhouse Moor, which is designated as Greenspace within the UDP Proposals Map. Woodhouse Moor measures approximately 21.5 hectares in size and is considered to be a major city park. The PPG17 assessment seeks to show that, the green space and facilities provided by Woodhouse Moor ensure that the applications have suitable access to the hierarchy of green spaces which are sought by Policies N1, N2 and N4.

Greenspace Provision

- 10.20 As stated below (paragraph 10.51 to 10.55) the application proposals assess the scheme a single development unit for the purpose of assessing the Greenspace contributions. These assessments have shown there is an under provision of Greenspace on site for potential future residents.
- 10.21 The application proposals have sought to solve this under provision of Greenspace at Ford House Gardens. The use of Ford House Garden in this way was not just a device to create the Greenspace in a mathematical way, but to create a valuable community facility which would address the needs of the development and contribute to the needs of the wider community where there is a recognised need to improve greenspace provision.
- 10.22 The availability of Ford House Garden would also help to allay concerns about the physical usability of some of the landscaped amenity areas given their very close proximity to residential property on the indicative plan.
- 10.23 It is considered that Ford House Garden represents a unique opportunity in this community to start to redress this deficiency as well as meet the needs of any new residents generated by this scheme.

Future of the Pool/Sports Hall

- 10.24 The application proposals make reference to the Pool and Sports Hall in the PPG17 assessment. It is your officers understanding that Leeds Metropolitan University are progressing their interest in taking over this facility.

- 10.25 It is considered that we need to agree an appropriate mechanism (Day to day management and Community Access Agreement) to deliver this important community benefit (this would also ensure that there would be no running costs passed onto the Council). This is also clearly of importance to a satisfactory outcome being achieved through the determination of the PPG17 Assessment.

Ford House Gardens

- 10.26 An essential benefit to the local community (not only as Greenspace for new residents) is the very real prospect of bringing Ford House gardens into public ownership in order to form a new local park/informal greenspace area. Ford House Gardens is included within the development proposals and it clear what the school's intentions are in respect of this part of the campus. The consequence of this area being put forward for greenspace use would be that the overall balance of new built development and retained greenspace would be an overall improvement.
- 10.27 We have therefore asked for formal clarification of the school's intentions for Ford House Gardens to ensure we obtain details of land ownership transfer and suitable commuted maintenance sum (and there inclusion within a legal agreement). Details of ongoing day to day running of a future park would also be required to assess how the community would use and access the gardens and what affect that would have on the part of the school that is still located in Ford House.
- 10.28 We are continuing to look at these aspects in detail and will need to determinate in conjunction with Sport England the Council's Parks and Countryside Section.
- ***Members comment are sought on the approach of achieving linked internal spaces on the main school site and the re-provision of outdoor facilities on the Alwoodley Gates Site and the benefits of the gift of Ford House Gardens to achieve a public park; and***
 - ***Wider public accessibility of the new development and the scope for retention of the swimming pool and sport hall with greater public accessibility.***

Level of Detail within application(s)

- 10.29 The application includes layout and an indicative split of the units, however the specific number of properties are not being identified at this stage by the application, this, they state is to allow for flexibility for future developers of the site. The layout of the dwellings includes showing the dimensions of the buildings and indicative garden areas, however the exact split in terms of the number of units in a terrace or the inclusion of a large detached or two smaller semi-detached properties has not been submitted and the applicants have state this is to be included within a subsequent reserved matters application. Notwithstanding this, the location and scale of the buildings is shown on the plans.

Design rationale

- 10.30 The scheme proposes a mix of predominantly new build family housing in the form of 2 and 3 storey terrace dwellings and the conversion of the existing buildings to residential flats. The application (as a basic principle) seeks to ensure that all new buildings respect the exiting buildings, but have a contemporary look.

Residential Amenity

- 10.31 The application is in outline form with design and external appearance to be determined at the reserved matter stage. As such any concerns with regard overlooking would be dealt with upon the submission of a detailed reserved matters application.
- 10.32 Notwithstanding this, a layout plan accompanies the planning application, which shows the location of the properties demonstrating separation distances to allow your officers to ensure that any reserved matters application(s) can be designed in such a way as that issues of overlooking, overshadowing and the dominance of properties would not reduce the residential amenity of either the occupants of the existing neighbouring properties or the future occupants on the site.

The impact on the Headingley Conservation Area and Character and Appearance of the Area

- 10.33 The Main School Site and Ford House Garden are located within the Headingley Conservation Area, which was designated in November 1980 following the amalgamation of the seven smaller conservation areas in Headingley.
- 10.34 The historical built form of Headingley comprises large detached stone villas set back from the road behind stone boundary walls and in large landscaped grounds. The industrialisation of Leeds in the early nineteenth century brought great wealth and the development of mansions in the more rural surroundings of Headingley.
- 10.35 In the 1830s, the development of this part of the Headingley Conservation Area began through the selling of building plots to affluent industrialists and the establishment of large villas. To the north of Headingley Lane, semi-detached villas were built, with the exception of Headingley Terrace. Development continued through the mid-nineteenth century with the construction of substantial villas of varying sizes and a range of architectural styles set in large gardens. Further villas were built to the south of Headingley Lane, including Morley House in c.1830.
- 10.36 In the 1850s, Headingley was a very popular middle class residential area. This prompted the Earl of Cardigan to develop smaller villas and terraces on land south of Headingley Lane with a different character. In particular, the area to the south of Victoria Road was developed as brick-built terraced housing for the less wealthy. Infilling continued into the last quarter of the twentieth century. During this period, the School continued to develop and grow.
- 10.37 From the mid 1970s, plots to the north and south of Headingley Lane were brought forward for large scale developments. The most notable is Headingley Business Park, a multi-storey office redevelopment of the former Wool Association site. This was followed by the development of student halls of residence, housing association dwellings and the subdivision of villas into flats.
- 10.38 By the end of the twentieth century, the built form of the Headingley/Hyde Park area had experienced large-scale change. This significantly altered the character and appearance of the area. However, a strong landscape character of trees and open spaces remains, with plot demarcation by substantial stone boundary walls and ornate entrance piers. Some of these elements are in need of renewal or repair.
- 10.39 All new buildings and extensions within or adjacent to conservation areas should preserve or enhance the character or appearance of the area.

- 10.40 The application proposals do retain significant buildings on site, including Rose Court, Rose Court Lodge, the Stable Block and the front element of the Main School Building.
- 10.41 Two landscaped squares in front of the Main School Building and Rose Court are proposed will be connect by adopted footpaths to create a green corridor, amenity space and suitable settings for the main buildings.
- 10.42 All the new building has been sited to assist in forming these open squares and are two/three storey in scale to ensure they appear subservient to the Main School Building and Rose Court.
- 10.43 Access points and internal roads and footways have been minimised, which the use of existing accesses, roads, paths and hard standings to assist in the parkland approach of the new development.
- 10.44 The application proposals seek to ensure that detailed design of the new buildings and extension to the Main School Building are such that the proportions of the parts relate to each other and to the primary and listed buildings
- 10.45 The application proposals seek to the ensure that careful attention is given to the design and quality of boundary and landscape treatment by retaining and enhance the boundary walls and entrances to Victoria Road and Headingley Lane
- 10.46 A complete revised scheme identifying these changes can now be re-assessed.

The impact upon the Listed Building

- 10.47 As stated in paragraphs 3.4 and 3.7 the application site contains two listed buildings. Rose Court and Rose Court Lodge. As Rose Court Lodge was last used for residential use, is to be retained as residential use and does not require a planning application.
- 10.48 Rose Court is set to the north eastern part of the site with landscaping to the front. Rose Court is a villa built as large house in the 1840s in the formal classical tradition. The property has a garden front taking advantage of the steeply sloping site. The terrace to the front conceals a high basement with windows set into areas. The views from the terrace currently are of extensive car parks and hard surfaced tennis courts. The property previously had a Victorian conservatory at the western end projecting forward of the main frontage. This has subsequently been replaced with a new extension erected in stone with classic columns as a portico to the north.
- 10.49 The proposals include the conversion of the basement with the ground floor into four large duplex apartments. The first floor is designed for two duplex apartments (using the roof space), one two bedroom apartment and 1 No. one bedroom apartment on one level. An apartment makes use of the existing space of the servant's stair case to gain access to the attic floor but remove the existing stair above the first floor. The remaining one has a purpose- built stairs that rises through the existing ceiling.
- 10.50 Positive discussion have taken place with respect of the listed building design elements of the scheme. This has resulted in the removal of the modern extension on the western elevation of Rose Court and the new building block to the north west of Rose Court. Amendments have also included increasing the setting to Rose

Court and enlarged amenity space and more suitable entrance and parking arrangements with Rose Court Lodge.

The impact upon trees and Landscape

- 10.51 The Main School Site is considered that the sites have a reasonable treescape. The trees are generally in good condition and appear to have been maintained on a regular basis. The age structure and species diversity are both limited with the vast majority of the trees being Mature Sycamores, Lime and Horse Chestnut. There is only minimal recent planting. While the schemes on The Main School Site do involve some tree loss, this is restricted to individual trees spread around the site and the applications do seek to retain the vast majority of the trees particularly on the boundaries to ensure the treescape. Discussions are ongoing in relation to the siting of new builds and footpaths to ensure tree protection.
- 10.52 The outline applications do not seek permission for landscaping at this stage, however indicative zones and planting themes have been identified in the Design and Access Statements. Hard and soft landscaping details have been provided for the full and listed applications.
- 10.53 We are in ongoing discussions on these detailed landscaping and tree protection elements of the applications and a revised scheme identifying these changes can now be re-assessed.

Members comments are sought on the form and nature of proposed development in relation to the retained listed buildings and retained main school building in their settings and in the wider conservation area context

HIGHWAYS, ACCESS AND PARKING IMPLICATIONS

- 10.54 Detailed discussions have been ongoing since the submission of the application into the access and internal road layout on all site in the context of this sensitive environment dominated by important existing buildings, mature trees and boundary treatments.
- 10.55 These negotiations have resulted in the removal of the Headingley Lane access and revised layout for both the Main School site and the Victoria Road site. The scheme has also been revised in relation to improving cycling links across the site and measures to improve access to public transport.
- 10.56 That being said, the Council's Highways Section is not yet in a position to fully respond at this juncture. The submitted Transport Assessment is currently being revised and further additional information is being sought in relation to general parking provision and the submission of a Travel Plan.
- 10.57 In addition, the applicant has also been asked to consider various highway improvement schemes including improvement of the A660 including the Victoria Road/Headingley Lane and Hyde Park Corner junctions plus the junction of Buckingham Road/Headingley Lane and the possible provision of an additional pedestrian crossing point on Headingley Lane.
- 10.58 While the principle of highway access to the main school site and Victoria road are acceptable in principle, further reassessments are required on future revised plans and reports.

Member comments are sought on this approach on achieving enhancements to strategic public transport infrastructure, basic public transport, site access provision and access by sustainable modes of travel.

S.106 OBLIGATIONS:

- 10.59 Policy GP7 guides the use of planning obligations. This policy is of relevance in relation to any Section 106 Agreement associated with;
- Affordable Housing Provision;
 - Greenspace Requirements;
 - Education Contribution;
 - Strategic Public Transport Infrastructure;
 - Public transport provision;
 - Off site Highways Works;
 - Travel Plan; and
 - Transfer of land.

Affordable Housing Provision

- 10.60 As part of the residential submission, the application originally offered to contribute a commuted sum which would seek to support a more flexible approach to affordable housing provision. This offer sought to contribute a commuted sum which would have been used to bring former student houses within the Headingley area back to affordable family accommodation. Whilst this approach does not accord with current practice, this reflects the considerable local support for such proposals and the potential benefits this could bring in helping support a sustainable community. Any such sum should still match the 15% requirement of the total units built.

On-Site Greenspace Provision

- 10.61 In terms of Greenspace provision, the applicant's originally argued that where the number of dwellings is not specified (i.e. outline applications) the policy provision of requirement is a 10% of the site area as provided for in the Council's Supplementary Planning Guidance.
- 10.62 However, as each outline planning application specifies an illustrative number of dwellings which have been established following ongoing consultations, these numbers can be used to calculate the Greenspace requirements of each application.
- 10.63 Notwithstanding the separate applications, it has also been agreed to consider the Main School Site, Rose Court, the Senior School Site building and Victoria Road as a single development unit for the purpose of assessing the Greenspace contributions.
- 10.64 The greenspace provision as part of the Rose Court and Senior School Site applications is a combined total of 0.208 hectares provision on site, this equates to an over provision of 0.012 hectares. The under provision shown on the Main School Site is 0.07 hectares of greenspace (0.284 hectares required and 0.214 hectares provided). All three sites combined have a policy requirement to provide a total of 0.480 hectares of Greenspace and actually provide 0.422 hectares of Greenspace, an under provision of only 0.058 hectares over all three applications.

- 10.65 Further to this as no Greenspace is provided on the Victoria Road site, there is an under provision of a further 0.116 hectares. This under provision on these sites is proposed to be offset by the large offsite contribution of greenspace, which is proposed to be provided in the form of Ford House Gardens.

Education Contribution

- 10.66 As the development sites will exceed 50 dwellings and in accordance with Revised UDP Policy there may be a requirement for an educational contribution to secure provision of education facilities which will be needed as a result of the proposed housing development. It is considered that this matter can be secured through an appropriate legal agreement.

Strategic Public Transport Infrastructure

- 10.67 The scale of the development will also trigger a requirement for a contribution to be sought for enhancements to strategic public transport infrastructure. A contribution is being sought and this can also be secured through a section 106 agreement.

Public transport site access provision

- 10.68 Metro are seeking improvements to ensure that the application proposals make sufficient enhancements to public transport provision and to encourage and promote access by sustainable modes of travel.

Member comments are sought on this approach on achieving the necessary planning obligations.

CONCLUSIONS:

- 10.69 Members make a note of the position statement and the history of the site which lead to these applications being submitted.
- 10.70 Members are requested to note the contents and issues raised within this position statement.
- 10.71 Members are invited to comment in relation to the key issues of the principle of the development proposals, the impact on the Headingley Conservation Area and character and appearance of the area, highways, access and parking implications and developer contributions matters which are highlighted in the report.
- 10.72 Members are also requested to agree that the application (subject to amended plans and reports being received) now be subject to full re-consultation to a timescale agreed in consultation with Ward Members.

Background Papers:

Application and history files.
Certificate of Ownership.

ANNEX 1

Summary of representations

MPs, Ward Members and Amenity Groups

08/04214/OT - Outline Application for residential development (Main site)

1. The loss of the area designated as Protected Playing Pitch under UDP Policy N6 would have a detrimental impact upon the locality in terms of character and appearance of the area and residential amenity. The PPG17 assessment submitted by the applicant has a number of flaws including the limited geographical area of research, incorrect assumptions about travel times and access to pitches in other parts of the city and a lack of consultation with local stakeholders, i.e. sports clubs and schools. The subsequent report that has been received by the Local Planning Authority assesses the quality of the pitches as open space, and does not address the concerns regarding the original report that considered whether the pitches are surplus to requirements for team sports. In terms of the latest report, there are several concerns with the depth and relevance of the report. The report neglects to consider the main school site at all and focuses on Ford House and Victoria Gardens. The use of the Greater London Authority standards is misleading and inappropriate, the consultation that was carried out is poor, the study ignores relevant Unitary Development Plan policy, and the rational and overall depth of the report is lacking. This report does not adequately justify why these spaces are apparently surplus to requirements. It is also noted that the area to the north and west of the sites is designated under UDP Policy N3 as being an area deficient in publicly accessible greenspace. It is therefore important that these Protected Playing Pitch areas should be retained and made publicly accessible in order to positively address this issue.
2. There is national concern about the rising incidence of childhood obesity, and an expectation that this could lead to widespread serious diseases when this cohort reaches middle age. There is growing medical consensus that increased physical exercise is the most important therapeutic response to this problem.
3. The immediately surrounding area has a high proportion of residents with a South Asian ancestry, and this particular group suffer from a high incidence of diabetes and cardiovascular disease. It is therefore particularly important that children from these families should take part in physical sport, and establish an exercise habit, since this is known to have a protective effect on these conditions. Provision of playing pitches is an essential part of this.
4. The layout of development on the southern half of the site, mainly comprised of cul-de-sacs, edged with significant amounts of hardstanding for car parking is a concern. Traffic congestion in the area is intense and on-street parking is already a problem in surrounding streets. This is likely to be exacerbated by the dense development, especially as the users of the new Rose Court (including any school coaches) will no longer have the possibility of parking at the main school site or at the ELC.
5. The limited space left to provide a setting to Rose Court (Listed Building) and the main school building is not appropriate.
6. The scheme includes two landscaped amenity areas that according to UDP Policy, should be publicly available. However, given the size and shape of these spaces, the fact that they are located in the centre of the site, and are immediately bounded by residential properties, it is unlikely that these will ever be usable to existing local residents in the surrounding area.

7. It is questionable whether the access onto Victoria Road is the best place to become an entrance, given the loss of a number of small trees. Whilst there are many trees shown to be retained, there are some very close to proposed buildings that could suffer roots damaged during construction. Additionally, future occupiers may pressurize the Council to allow them to remove trees that would overshadow the new houses and their modest garden areas. Re-assurance that any new trees will be of an appropriate size and be species that will complement the setting of any new development must be given.
8. The environmental assessments are limited in timing, frequency and scope (e.g. no mycological or entomological surveys) and they fail to give any idea of the real ecological importance of the site and the tree report does not highlight the significance of some of the trees (e.g. particularly fine Cut Leaved Beech, which is generally rare, and Turkey Oaks and Copper Beech, which are rare in Headingley.) The LGHS grounds are not only greenspace in human terms, they are part of a tapestry of undeveloped areas that allows wildlife into town. In environmental terms, the lawn and trees of the main site are probably the most valuable greenspace.
9. We have a situation where the impact of the different planning applications potentially granted to at least six different developers could be a factor in how well the site as a whole is dealt with. The impact of any developments will affect two of the city wards, Headingley and Hyde Park & Woodhouse. Residents in both densely populated wards (and beyond) have views on the need for applications granted to consider conservation issues, potential loss of green space, traffic issues and the health benefits to local residents of the retention of green spaces.

08/04216/FU - Change of use and extension, including part demolition of school building and stable block to 32 flats and 4 terrace houses (Main building on main site)

10. The dense building/conversion proposed on the site includes considerable numbers of flats, many with only one bedroom. In public meetings and in the Community Planning Brief local people have stressed how much they want this area to become a balanced community, with more family housing and with any further provision of accommodation suitable for students or property in multiple occupancy specifically excluded. While it is good to see that it is proposed to retain the impressive main building, for which conversion into apartments would be appropriate, flats are already in oversupply, locally and across the city, while there is a shortage of family housing needed to address the demographic imbalance. The Community Planning Brief also makes it clear that developments should be in keeping with the area and should be no more than two to three storeys high.
11. The retention of the original main school building is positive as the property arguably contributes to the character and appearance of the Conservation Area. The most suitable use of the building is to convert it into one and two bedroom flats, given the existing layout of the building. However, a new extension is proposed which would also provide one and two bedroom flats. Given the desirability of achieving a greater mix of housing types, it would be more appropriate to use the extension to provide larger flats that would be more capable of accommodating families. This would not only help achieve a greater mix of housing on site, but would also potentially assist with readdressing the demographic imbalance that exists in the local area.
12. Notwithstanding the above, the stark appearance and bland architecture of the proposed extension is a concern. This side of the main building has a significant impact upon the setting of Headingley Lane and so it is crucial that the design is right.

This is particularly so, given the location in a sensitive part of the Headingley Conservation Area.

08/04217/CA - Conservation Area Application for the demolition of rear and side extensions to main school building, 2 villas to north west of site, lean-to to stable block and greenhouse and removal of 4 storage containers (Main site)

13. Demolishing the extensions and buildings specified in the application is not of concern. However, it would not be appropriate to approve this application in the absence of a planning permission being granted for a quality scheme of re-development.

8/04218/OT - Outline Application for residential use (Victoria Road - pitch area only)

14. As described in the Outline Application for the main school site, objections are raised to the loss of the area designated as Protected Playing Pitch under UDP Policy N6. The schools' consultants have failed to submit a satisfactory PPG17 assessment. In particular, four local primary schools have no pitch areas whatsoever and the hockey pitch would present an excellent local facility for sports use by local children.
15. The area to the north and west of the sites is designated under UDP Policy N3 as being an area deficient in publicly accessible greenspace. It would seem common sense that the Protected Playing Pitch areas should be retained and made publicly accessible in order to positively address this issue.
16. The proposed access from Chestnut Grove is a concern as the area is already heavily congested, particularly during university term time, and Chestnut Avenue is something of a hot spot for conflict between road users given the narrowness of the road, the fact that it is a bus route and taking into account the number of cars that already use this road to access other streets.

08/04219/FU - Change of use involving alterations and extension of school building to 8 flats and 4 terrace houses (Rose Court on main site)

17. The conversion of Rose Court to apartments is probably the best likely use of the building, although re-assurance that the level of intervention is appropriate without harming the integrity of the building is necessary. The change of use of the existing extension to townhouses is also an interesting use of this space. However, the proposed second floor extension is considered a harmful addition due to its architectural appearance and use of materials. Whilst a contemporary design may be an appropriate solution to improving the appearance of the building and achieving the space needed, I do not think the submitted proposals are good enough. Again, apart from the impact upon the Listed Building, the extension will also be clearly visible from Headingley Lane and will impact upon the character and appearance of the Conservation Area, so it is important that an extension is of a high quality.

08/04220/LWE - Listed Building Application including part demolition and extension to form 8 flats and 4 terrace houses

18. It would be highly inappropriate to approve a Listed Building application being for works in the absence of planning permission being granted for an appropriate form of development.

19. Overall, objections are raised to all six of the applications for the reasons given. The proposals fall well short of the requirements of both UDP Policy and national planning guidance.
20. The development of the LGHS site is going to affect the lives of everyone in the surrounding area for decades and more. This is already an unbalanced community in need of regeneration; it is vital to get the right development on this site. Yet there is no strategic review or overall master plan underlying these proposals to protect community balance, the environment, or architectural coherence.
21. Such a view should have been developed in consultation with the local community. The community has made its views clear, most recently in the Community Design Brief, but these have been ignored. Invitations to the applicants to attend public meetings have been turned down. The community consultations the applicants mention have been a travesty and no account has been taken of the views expressed.

ANNEX 2

Summary of representations

Local Residents

Main School Site (applications 08/04214/OT, 08/04216/FU, 08/04219/FU, 08/04220/LI and 08/04217/CA):

1. The playing fields are a much needed amenity in terms of open space for an area that has a deficit of such space.
2. Access is required by local sports teams due to the shortfall of playing pitches in the area. Furthermore, the playing fields are required by school children as the five local primary schools do not have any facilities of this nature. The Community Brief confirms this need/demand.
3. Over a 1000 residents, including all five local school head teachers, plus the local MP and City Councillors, to have the pitches bought for public use clearly demonstrates local need.
4. Unitary Development Plan policy N3 and N6, and Planning Policy Guidance note 17, are relevant to these sites. These policies forbid development on the existing sport facilities, whether privately or publicly owned, except under certain circumstances, none of which apply.
5. The applicant has failed to demonstrate that the playing pitches are surplus to requirements.
6. Policy N3 requires that priority is given to improving green space provision in the Hyde Park area that has exceptional green space deprivation, and within walking distance 'up to 800m' of that area. Two of the Protected Playing Pitches are on the N3 area boundary, and the third is well within 800m walking distance. They must be all identified as green space for the deprived area.
7. It is not appropriate to change the character of Woodhouse, so it can accommodate playing pitches to justify these proposals.
8. Policy EN11 of the Yorkshire & Humber Regional Spatial Strategy states 'plans, strategies, investment decisions and programmes should...help improve the health of residents by...providing, safeguarding and enhancing high quality facilities for sports and recreation. These proposal are in breach of this.
9. There is an over supply of flats within the area. Therefore, there is no need for any more. The area requires more family housing to attract long-term residents to the area.
10. There are no clear proposal for affordable housing on the sites. The location and size of these sites makes them ideal for affordable housing.
11. Only four terrace houses have been proposed so far that could answer the need for family houses, which is not acceptable. In this respect, the application fails to respond to national policy on housing mix.
12. The demographic balance in the area has been destroyed by a massive influx of students. The housing proposed is unlikely to attract families back and is unlikely to be suitable for elderly residents.

13. Any development that takes place on the main site should be subject to a legal agreement excluding students.
14. Where is the green space and recreational areas for the numbers of people expected to live there? Green space is important both socially and environmentally and yet we continue to give it up for commercial interests.
15. Has proper analysis of the effect on the drainage system if these areas are to be mainly covered by hard surfaces been taken
16. The proposed extension to the main school building as it faces Headingley Lane is not appropriate for this sensitive part of the conservation area.
17. The historic buildings that make up part of these applications are of significant architectural merit and should be treasured for the role they play in making Headingley a distinctive suburb. These plans would effectively maroon the original buildings amongst the new build, severely compromising all that makes them stand out.
18. Demolition of the 1930s extension to the main school is unacceptable, as it is in keeping and is a positive contribution to the area.
19. The excessively intensive development will seriously diminish the setting and quality of the whole Conservation Area, so we wish to object to the outline application on this basis. Specific comments are [references to the attached rough copy of the submitted site plan]:
20. The 3 blocks of townhouses [17, 18, 19] opposite Rose Court are acceptable, as are the 5 further blocks [5, 9, 10, 11, 12] behind, beside and opposite the main school building, and a 6th at right angles to Victoria Road [13].
21. The 2 houses [20] east of Rose Court [22] should be omitted, to preserve a dignified setting for the villa. The modern addition to the villa [21] should be omitted, as set out in a separate message commenting on application 08/04220/L1.
22. 3 further blocks [6, 7, 8] along the Headingley Lane side should also be omitted; we believe these to be particularly damaging to the Conservation Area.
23. The 3 blocks [1, 2, 3] on the west side of the access road leading to Headingley Lane would be better arranged as a straight terrace on the alignment of block 3, instead of the random siting proposed.
24. The apartments [14, 15, 16] at the south-west corner of the site are acceptable. Conversion of the main school building [23] and of the stable block [4] is acceptable.
25. It is understood that consent will not normally be given for demolition of some of the buildings and structures within the conservation area unless planning permission has been granted for replacement. We do not wish to see the creation of derelict areas in our neighbourhood.
26. The development would have a detrimental impact upon the local highway network due to an increase in the number of vehicles in the area. The roads in this area are already over-crowded, and some are difficult to negotiate due to parked cars.

27. Cycling on Victoria Road is currently a problem with poor parking provision and little consideration given to cyclists. A denser traffic volume or denser car parking on the street, will prevent people from cycling and walking. Thereby, increasing the poor health of the area.
28. The proposed development will harm the conservation area.
29. The loss of many trees within the sites will have a harmful impact upon the conservation area. The proposals incorporate at least a 25% loss of mature trees.
30. The proposal will have a detrimental impact upon this green area. Leeds 6 is already over crowded in terms of housing, and so these sites should be kept for the benefit of the community.
31. The totally lack of community involvement in the development of these plans is unacceptable.
32. The proposal that have been put forward are piecemeal with no overview, and without taking account of the communities who live around the school.
33. The extension to Rose Court is extremely unsympathetic in both design and scale.
34. The development at the Rose Court site will detract from the Conservation Area.
35. Concerns that these applications do not detail the future use of Ford House Gardens.

Victoria Road Site (application 08/04216/FU):

36. The playing fields are a much needed amenity in terms of open space for an area that has a deficit of such space.
37. The playing fields are required by local school children as the local primary schools do not have any facilities of this nature. Furthermore, access is required by local sports teams due to the shortfall of playing pitches in the area.
38. Over a 1000 residents, including all five local school head teachers, plus the local MP and City Councillors, to have the pitches bought for public use clearly demonstrates local need.
39. Unitary Development Plan policy N3 and N6, and Planning Policy Guidance note 17, are relevant to these sites. These policies forbid development on the existing sport facilities, whether privately or publicly owned, except under certain circumstances, none of which apply.
40. Policy N3 requires that priority is given to improving green space provision in the Hyde Park area that has exceptional green space deprivation, and within walking distance 'up to 800m' of that area. Two of the Protected Playing Pitches are on the N3 area boundary, and the third is well within 800m walking distance. They must be all identified as green space for the deprived a area.
41. There is an over supply of flats within the area. Therefore, there is no need for any more. The area requires more family housing to attract long-term residents to the area.

42. The development would have a detrimental impact upon the local highway network due to an increase in the number of vehicles in the area. The roads in this area are already over-crowded, and some are difficult to negotiate due to parked cars.
43. The loss of many trees within the sites will have a harmful impact upon the conservation area.
44. The proposal will have a detrimental impact upon this green area. Leeds 6 is already over crowded in terms of housing, and so these sites should be kept for the benefit of the community.
45. The plans have been developed without any involvement of the local people.

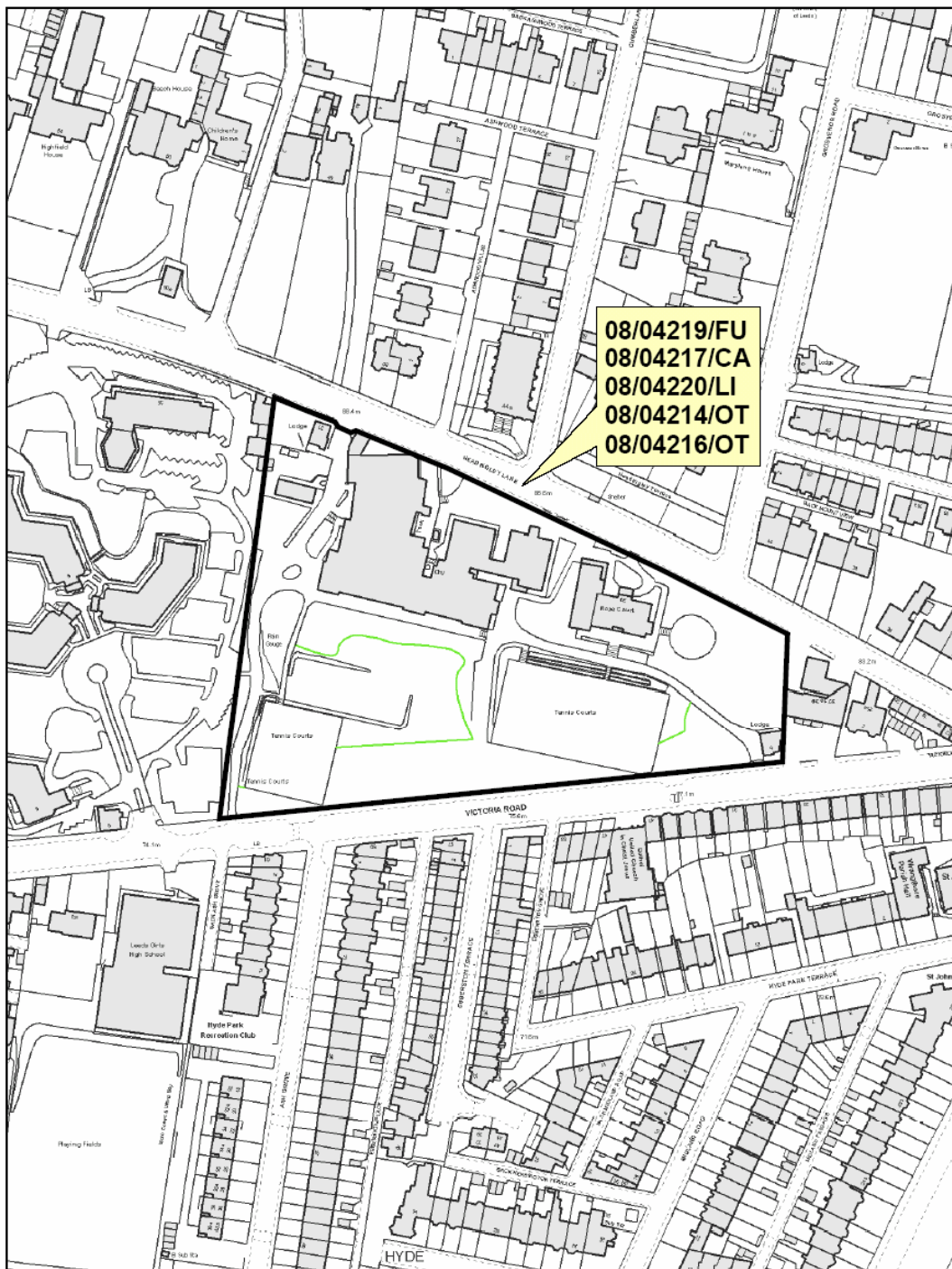
ANNEX 3

Facilities lost, retained, upgraded and provided

	Location	Number & type	Area (ha.)	Availability to local community	
				Pre-Merger	Post-Merger
Facilities Lost to LGHS Development	LGHS	6 Tennis/Netball 1 Grass Hockey	0.94	No	No
Existing Facilities Retained	LGHS	1 Gym 1 Swimming Pool	0.2	No	Yes
	LGHS	Ford House Gardens	0.5	No	Yes
	GSAL	2 Rugby or Football	0.77	No	No
	GSAL	2 Rugby or Football	0.77	No	No
	GSAL	2 Cricket	2.21	Yes	Yes
	GSAL	Swimming Pool and viewing area	0.1	Yes	Yes
	GSAL	Cricket or Rugby	1.4	No	No
	GSAL	Athletics Track and Field	1.63	No	No
	GSAL	Netball	0.005	No	No
Existing Facilities Upgraded Post Merger	GSAL	Junior Sports Pitch	0.9	No	No
	GSAL	3 Cricket Nets	0.1	No	No
		Sports Hall including: 5 Basketball 2 Mini Basketball 6 Badminton 1 Five-a-Side Football 3 Squash Climbing Wall	0.172	Yes	Yes
	GSAL	4 Tennis 2 Netball	0.23	No	No
New Facilities Post Merger	GSAL	Junior Sports Hall: 2 Badminton 2 Basketball Wallbars	0.004	N/A	No
	GSAL	2 Netball	0.004	N/A	No
	GSAL	Trimtrail	0.006	N/A	No
	GSAL	3 Netball 1 Five-a-Side Football	0.015	N/A	No
	GSAL	8 Tennis 4 Hockey 4 Five-a-Side Football 2 Football	0.12	N/A	Yes
	GSAL	3 Tennis 2 Netball	0.017	N/A	No
	GSAL	1 Cricket or 2 Football or 2 Rugby or Five-a-Side Football	3.94	N/A	No

ANNEX 4**Public/Private Facilities lost/gained**

	Number	Hectares
Private facilities lost	6 Tennis 6 Netball 1 Grass Hockey 1 Multi-purpose Gym 1 Swimming Pool	1.14
Public facilities lost	0	0
Private facilities gained	2 Badminton 2 Basketball 4 Netball 1 Five-a-Side 3 Football 3 Tennis 2 Rugby 1 Cricket Trimtrail Wallbars	4.4
Public facilities gained	8 Tennis 4 Hockey 4 Five-a-Side 2 Football 1 Multi-purpose Gym 1 Swimming Pool	1.4



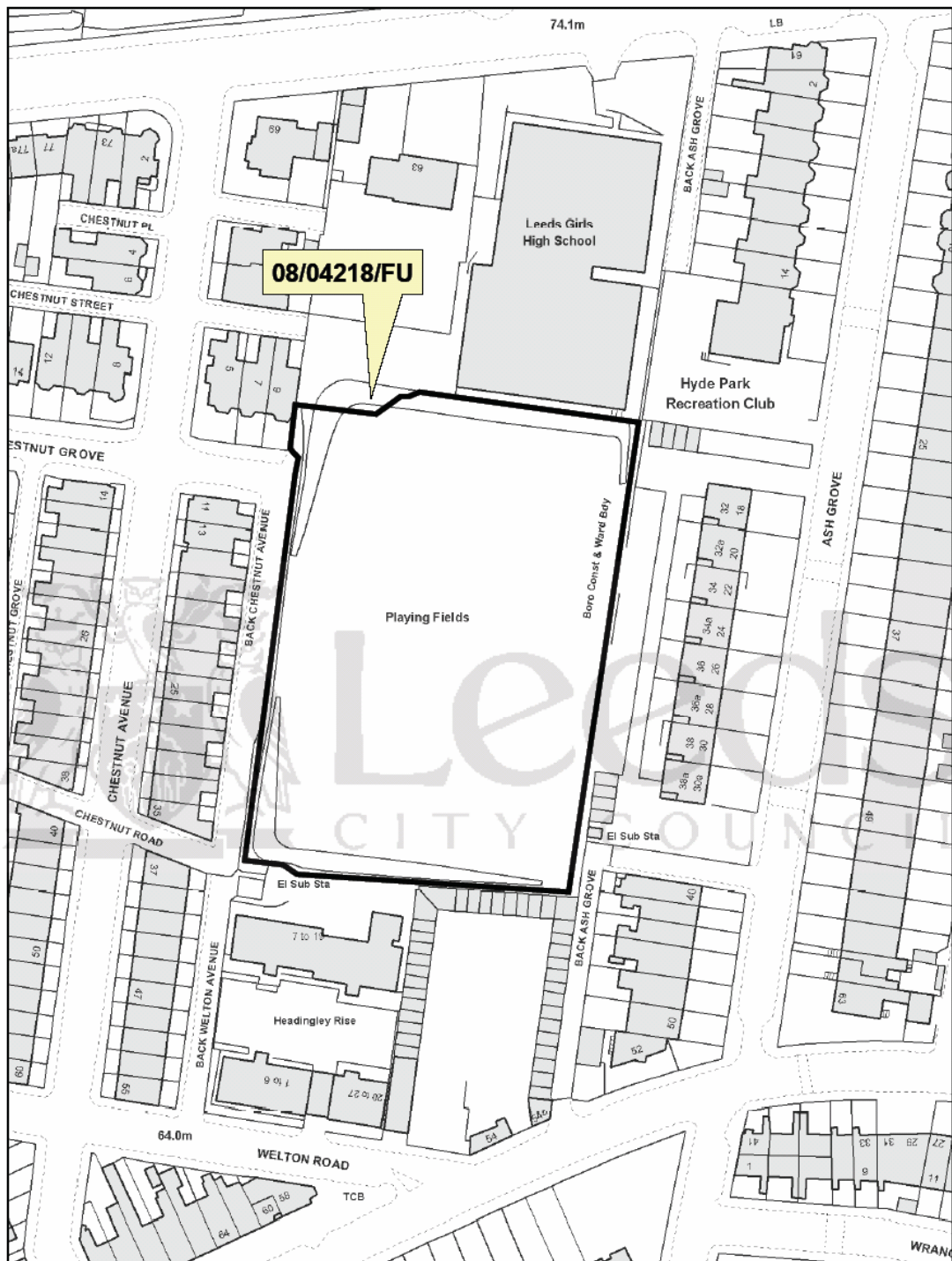
WEST PLANS PANEL



Scale 1/ 2000

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WEST PLANS PANEL



Scale 1/ 1000

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