

Whitleigh Youth Club

site planning statement
september 2012



This Planning Statement provides guidance for the development (or redevelopment) of this site. It does not establish policy, but assists the development process by bringing together key planning and design issues.

Development Context

Site area: 0.153 hectares

Ownership: Plymouth City Council

Context:

The site fronts onto adjacent playing fields, it is a brownfield site, with a previous use as a Youth Centre. It is situated within the residential area of Whitleigh, close to a bus route and Sir John Hunt Community College.

Proposals will need to be informed by the provisions of the Adopted Core Strategy, and guidance contained in the adopted Design Supplementary Planning Document (SPD) and Development Guidelines SPD. The Core Strategy will be revised as part of the Plymouth Plan for the whole city, which will be the subject of a consultation process.

Constraints and Opportunities

Land uses:

This site is in a location suitable for residential use. The development should promote residential accommodation to meet demand in this area, and could accommodate 4 or 5 houses. The City Council is seeking to promote 'self build' housing on this site.

Built Form:

- › The development would need to front onto the greenspace, but also address the footpath along the North-Western edge, with good surveillance, with an appropriate scale of 2 storeys.



Car parking and access:

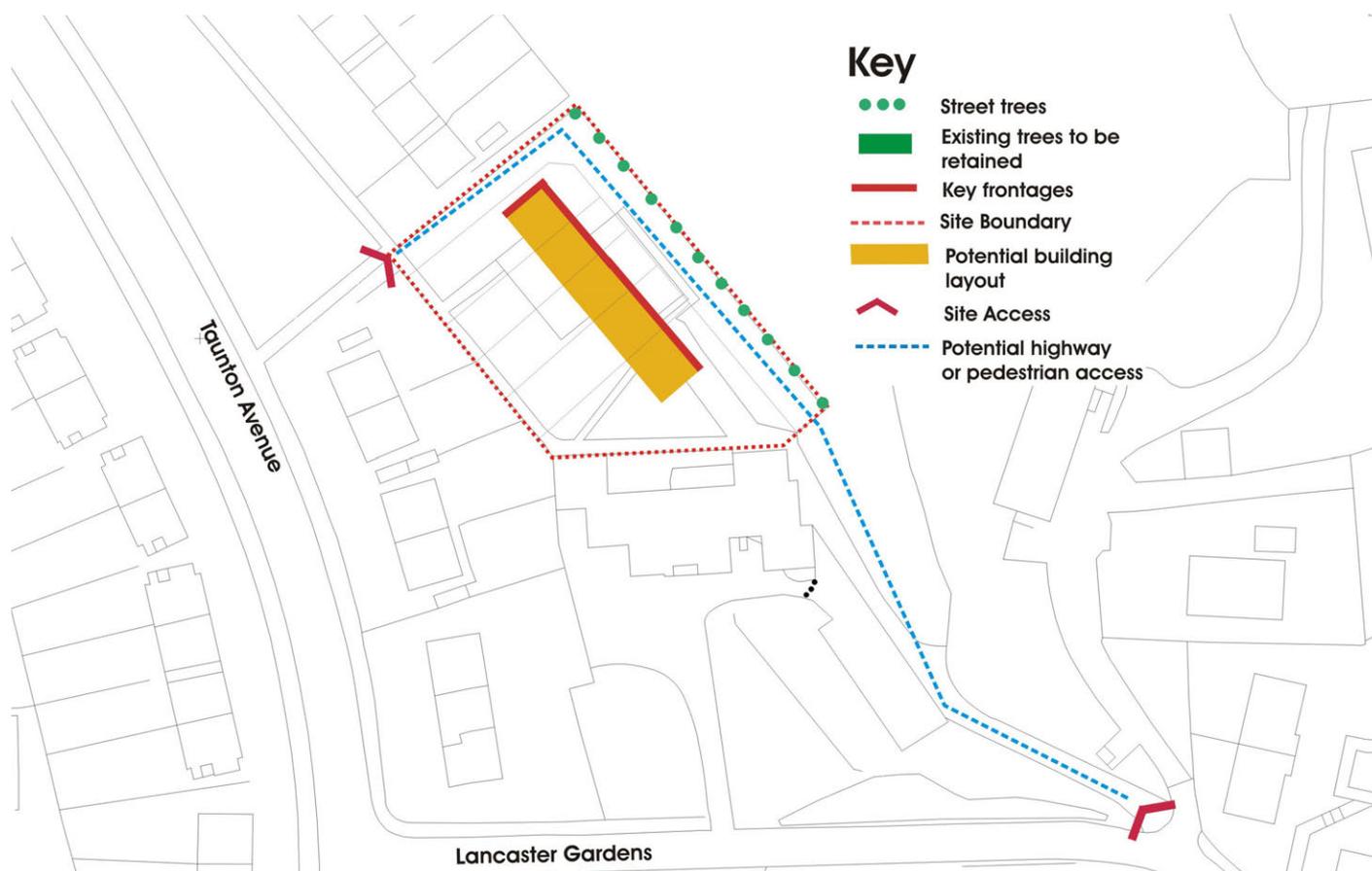
- › Vehicular access should be taken off Lancaster Gardens, and would require upgrading of the existing surfaced track. Further work will be needed to clarify any rights of way.
- › Any car parking needs to be successfully integrated into the public realm and park to ensure this does not dominate or have a negative impact and in accordance with the Development Guidelines SPD. Secure cycle parking/ storage should be provided for the uses.
- › Car parking should preferably be on-plot or otherwise integrated into the public realm.

- › 4/5 houses can be served via a private drive from Lancaster Gardens with additional pedestrian links to Taunton Avenue.
- › Opportunities should be taken to incorporate trees along the street and park frontages, to provide a better environmental quality.
- › Opportunities for Sustainable Drainage should be explored across the site, where feasible, utilising measures to reduce run off.

Other site issues:

- › Ecological mitigation (on site or off site) should respond to the Extended Phase 1 Ecological Survey and any specific issues that this raises with potential species rich habitats and wildlife value.

Site Issues illustrative potential scheme



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Supporting information required for applications

Information required to validate a planning application is outlined in the Local Validation List and the following will be particularly important:

- › Transport assessment
- › Transport statement
- › Travel plans (to encourage people to travel sustainably)
- › Extended Phase 1 Ecological Survey
- › Biodiversity Mitigation and Enhancement Strategy providing net gain.
- › Tree survey
- › Ground contamination report.

The Council is keen to work in partnership with developers to support the delivery of this proposal and we encourage and welcome pre application discussions through our Development Enquiry Service before the submission of planning applications.

Development Enquiry Service

T 01752 304366

W <http://www.plymouth.gov.uk/developmentenquiry>

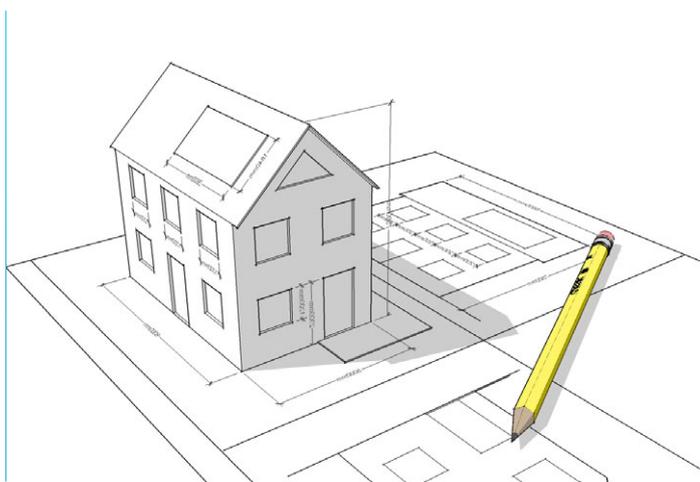
We can also offer an integrated Planning and Building Control service - at your request Building Control can provide free pre-application advice to ensure Building Regulation compliance is considered as part of the planning process.

Building Control

T 01752 304343

Contact for further details:

Ray Williams, Major Developments Team Leader,
01752 304334



This document represents informal advice based on readily available information. It does not necessarily address all the issues which may need to be considered during the course of any application and is not legally binding on the Council. It has been prepared taking into account comments previously made at relevant Local Development Framework stages. Developers are strongly encouraged to carry out consultation on emerging schemes prior to the submission of a planning application. There will also be a formal opportunity for people to comment as part of the planning application process. All consultation should be in accordance with the Council's Statement of Community Involvement.