

DEVELOPMENT SERVICES

REPORT TO WEST & NORTH
PLANNING AND HIGHWAYS
AREA BOARD
12th MAY 2009

STOCKSBRIDGE HIGH SCHOOL SITE PLANNING BRIEF

1.0 INTRODUCTION AND PURPOSE OF THE REPORT

- 1.1 A Planning Brief has been prepared for the site of the proposed new secondary school building at Stocksbridge High School, Shay House Lane, Stocksbridge.
- 1.2 This report informs Members about the outcome of public consultations on the draft Brief and seeks formal adoption of the final version of the Brief as one of the material considerations in determining planning applications for the site.

2.0 BACKGROUND

- 2.1 The site is located on Shay House Lane, Stocksbridge, approximately 8.58 miles (13.81 Kilometres) North-West of the City Centre, within a residential area. The site is the preferred location for the replacement of Stocksbridge High School buildings. A school design is required that will accommodate 900 students.
- 2.2 This is a single site of 4.44 hectares (44,400 sq. m) in the ownership of the City Council. The site comprises the existing school buildings, extensive playing fields, several hard play areas and facilities for parking.
- 2.3 A planning brief adopted by the Planning Board is necessary in order to satisfy the requirements of the Building Schools for the Future (BSF) programme. The BSF outline business case has to be supported by a brief, which establishes the level of planning risk associated with the proposed new school.

3.0 SCOPE AND ROLE OF THE PLANNING BRIEF

- 3.1 The western half of the site is within a Housing Area designation and the eastern half is designated as Open Space Area as shown on the Unitary Development Plan (UDP adopted March 1998). The UDP contains policies aimed at ensuring high quality of design and functionality, protecting the amenity of adjoining residents and protecting open space from development, particularly where there is a

shortage of open space. The Brief makes it clear that it will encourage an exemplary scheme to be designed for a refurbished and extended Stocksbridge School as part of the Building Schools for the Future programme.

- 3.2 The adopted Sheffield Development Framework Core Strategy policy CS43 Schools supports the 'Building Schools for the Future Programme' and sets policy for the provision of sufficient modernised education facilities to include the redevelopment and refurbishment of all secondary schools.
- 3.3 The Planning Brief describes current land use policies, promotes sustainable design of the highest quality and defines suitable massing and siting. It is considered that an excellent, high quality and sustainable building is required that responds to its setting within a residential area.
- 3.4 The adopted Planning Brief will be used as guidance during discussions with developers about the future of the site and will be regarded as a material consideration when determining planning applications for the site. A copy of the Brief is in the Members Library.

4.0 CONSULTATION

- 4.1 Consultation on the draft Brief was carried out from 11 March to 27 March 2009. A copy of the draft Planning Brief and a one-page summary were posted on the Sheffield City Council website from 9 March. Members of the public were invited to comment on the draft Planning Brief either by attending the Special Area Panel Meeting or by sending comments to the planning team by email or post by 27 March.
- 4.2 Members of the North Area Panel were briefed on the Planning Brief at a North Area Panel Briefing meeting held on 3 March. A special public North Area Panel Meeting was held on 11 March at Stocksbridge High School at the start of the consultation process. Invites to the event was advertised via a flyer, which was circulated using the North Area Panel mailing list by post and by email. Copies of the flyers were sent to the school, and to the primary schools in Stocksbridge for distribution to parents and a copy was sent to Stocksbridge Town Council and various key groups. The event was attended by Councillors Alan Hooper (Chair), Trevor Bagshaw, Alison Brelsford, Martin Brelsford, Jack Clarkson and Mary Kaye (Stocksbridge Town Council). Apologies for absence were received from Councillors Arthur Dunworth and Kathleen Chadwick. Approximately 15 members of the public attended the meeting. Council officers gave a presentation on the BSF programme and the objectives of the Brief followed by a question and answer session. The questions and responses were minuted and the minutes of the meeting are appended to this report.

4.3 The main issues of concern at the meeting included the capacity of the new school and the facility to accommodate post 16 education, which is built into the Planning Brief. The potential for promoting safer journeys to school was also questioned. A Transport Study is a requirement of the Planning Brief and must be submitted with the planning application. The study will highlight any areas of concern that need to be resolved through mitigation measures such as a school bus, or improvements to pedestrian routes, etc. Accommodating community use of the school buildings in the design was also questioned and this can also be accommodated through the requirements of the planning brief. No changes to the Planning Brief were necessary as a result of comments made at the meeting.

4.4 No other comments were received during the consultation period from members of the public. However, a minor change is required to guidance on car parking provision on page 19 of the Planning Brief, as the scale of new build will trigger the maximum standards as set out in the Regional Spatial Strategy approved in 2008, which forms part of the City's Statutory Development Plan.

5.0 PROPOSED PLANNING BRIEF

5.1 The Planning Brief describes the implications of current planning policies affecting the site, it describes the unique features of the site that need to be protected and enhanced and sets out current sustainable design requirements that will be expected from any new development.

5.2 New buildings must contribute towards the character of the area using natural materials. The form of new build must be sensitive towards long views of the development from across the valley.

5.3 New development must seek to adapt to climate change, reduce carbon emissions, maintain high quality environment, reduce the need for travel and encourage recycling in the local community.

5.4 The highest standard of inclusive design is to be achieved, accommodating all user groups - including disabled people with all forms of impairment as students, staff and other workers, visitors and members of the wider community.

5.5 As part of the public art requirement artists will be included in the design process at an early stage allowing them to engage with students and the local community. The public art produced will be an integral part of the building and landscape design.

5.6 The guidance describes the current Highways position for the site.

6.0 FUTURE PLANNING APPLICATIONS

6.1 Future applications for planning permission received within the Stocksbridge High School Site will be expected to meet the requirements of the Brief.

7.0 ECONOMIC BENEFITS

7.1 There are none.

8.0 EQUAL OPPORTUNITIES

8.1 The Planning Brief requires the highest standard of inclusive design for the site as indicated above in paragraph 5.4, ensuring that all parts of the new school are accessible to all users. There are no other equal opportunities implications.

9.0 FINANCIAL IMPLICATIONS

9.1 There are no financial implications arising from this report.

10.0 ENVIRONMENTAL IMPLICATIONS

10.1 The Planning Brief requires a high standard of environmental sustainability in the development of the new school.

11.0 COMMUNITY SAFETY IMPLICATIONS

11.1 Any development proposals for new pedestrian routes will have to address issues of public safety as part of the planning application.

12.0 HUMAN RIGHTS

12.1 There are no specific human rights implications arising out of this report.

13.0 RECOMMENDATIONS

It is recommended that Members:

13.1 Approve and adopt the Stocksbridge High School Planning Brief as amended in line with paragraph 4.4 of this report as a material consideration in determining planning applications within the Stocksbridge High School Site.

13.2 Approve the Planning Brief to inform future development proposals for the site.

Phil Abbott
Head of Planning

May 2008

NORTH AREA PANEL

Special Meeting held Wednesday 11th March 2009
at Stocksbridge High School, Shay House Lane

PRESENT: Councillors Alan Hooper (Chair), Trevor Bagshaw, Alison Brelsford, Martin Brelsford, Jack Clarkson and Mary Kaye (Stocksbridge Town Council),

City Council Officers:-

Anne Blanter	- Area Coordinator
Gillian Capewell	- Committee Secretariat
Harshada Deshpande	- Building Schools for the Future Team
Paul Gordon	- Building Schools for the Future Team
Stuart Gosney	- Building Schools for the Future Team
Angela Greenwood	- Community Assembly Manager
Marika Puglisi	- Community Assembly Manager

Approximately 15 members of the public attended the meeting.

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Action

- 1. APOLOGIES FOR ABSENCE FROM MEMBERS OF THE PANEL**
Apologies for absence were received from Councillors Arthur Dunworth and Kathleen Chadwick.
- 2. PUBLIC QUESTIONS AND PETITIONS**
There were no public questions or petitions.
- 3. BUILDING SCHOOLS FOR THE FUTURE (BSF)**
Paul Gordon, Stuart Gosney and Harshada Deshpande addressed the meeting, explaining that they were part of the BSF team, working for Sheffield City Council.
Stuart Gosney informed the meeting that there were currently three BSF applications in the North Panel area, which were Bradfield, Stockbridge, and the Wisewood/ Myers Grove merger. The purpose of the team's attendance at the meeting was to commence a consultation process with members of the public and interested parties.
Paul Gordon introduced the planning brief document that detailed the vision for the new school at Stocksbridge. He reported that the purpose of the brief was to encourage an exemplary scheme for Stocksbridge school which was effective and sustainable. He informed the meeting that the school site was currently highly developed on the west side of the site, with the

playing fields to the east. He added that if there was any loss of green space on the east side through the rebuild, this green space would have to be replaced elsewhere on the site.

There were a number of planning policies and guidelines which would have to be adhered to in the rebuilding of the school, including the Unitary Development Plan (UDP) and the Sheffield Development Framework (SDF).

The school was situated on a site that sloped steeply, and therefore, this would have to be taken into account with the rebuild. All buildings in the school were currently under three storeys high. The new school would maintain the existing lower 'character' buildings of the school (the 1930s building on Shay Road), and would replace the top part of the school. The site had large playing fields, and had many mature trees. The site was surrounded by residential properties.

Harshada Deshpande reported that the brief stipulated that there should be a more welcoming entrance to the school, as, currently, it was very understated and in poor repair. There was also a great deal of work to be done around the levels of the school. There were currently many steps, and this should be improved to provide inclusive access for all.

She went on to report that the Government had set a target of all schools being carbon neutral by 2016, and that sustainable design, including green roofs, solar energy and sustainable urban drainage, would all be essential to the success of the new building. The school would also have to have a Building Research Establishment Environmental Assessment Method (BREEAM) rating of 'very good', and have a Safe Routes to School scheme implemented.

She went on to report that there would be detailed studies undertaken around traffic flow to and from the site, and that vehicle and pedestrian conflict would hopefully be resolved through good planning. There was currently a great deal of conflict around pedestrian and vehicle usage of paved areas, and the new school would have designated areas for both users, to reduce such conflict. The results of the traffic study would be submitted to the West and North Planning and Highways Area Board alongside the planning application.

Harshada Deshpande added that most of the current school buildings were very spread out with many corridors, and it was hoped the new building would be more compact, with fewer corridors. The new school would also include a special and significant piece of public art.

She added that the planning brief stipulated that views should be maintained at the site, along with the open space. She emphasised that any loss of open space would have to be replaced elsewhere in the site. The new building would also have to complement the existing building in terms of appearance, height, shape and building materials.

Stuart Gosney explained that a private company called

Taylor Woodrow had been procured to form a partnership with Sheffield City Council for this particular project, and that they had an excellent track record in working in partnership with the local authority. They had particularly been praised for the way in which they had handled the pupils' safety in respect of the large delivery and construction vehicles that had been on site. This praise had come from Headteachers at Yewlands, Newfield and Silverdale, all of whom had worked closely alongside Taylor Woodrow.

Importantly, great care would be taken throughout the process to ensure that educational standards were maintained throughout the construction period. The construction phase may also involve the use of temporary buildings.

Paul Gordon added that the consultation period on the planning brief would end on 27th March 2009.

The meeting was then opened up for questions, which were as follows;

- Councillor Jack Clarkson thanked the officers for their excellent presentation, adding that they had presented a refreshing approach to the school, in particular with regard to the items on using renewable energy and monitoring traffic. He asked what the capacity of the new school would be, and Stuart Gosney replied that it would be 900. Councillor Clarkson added that he would like to see an improved community use of the new school building.
- It was noted that there were housing development planned in the area, and that the infant and junior schools were also looking at increasing capacity in light of this.
- Harshada Deshpande added that the developers would be required to include in their application where an additional extension might go to the school.
- In response to a question about timescales, Paul Gordon advised that the construction period would last approximately two years, and that the developers would maximise on utilising the six weeks holidays in order to speed the process along.
- With regard to the Safe Routes to School scheme which had been mentioned, a member of the public commented that the local infant school had tried to initiate a 'walking bus', but that it had not worked due to lack of cooperation from some parents. It was noted that full traffic survey would be built into the brief.
- Councillor Alison Brelsford was interested in pursuing the possibility of a school bus.
- The Headteacher was keen to make the school a building for use by the entire community, with regard to sports, music, arts, theatre, craft, meetings, the library, ICT facilities, a community café and evening classes.
- It was also noted that security around the site would also be improved, and that there would be improved fencing around the site.

Paul Gordon

Special Meeting of the North Area Panel 11.03.09

- Paul Gordon added that a liaison group would be established and would comprise interested parties involved in the redevelopment of the school.
- Councillor Jack Clarkson asked whether the pupils were involved in the process, and the Headteacher reported that they were involved at every stage and that a 'Student Voice' group had been established, and so far, they had come up with some excellent ideas. The feeder schools were also to be involved in the process.
- Councillor Alison Brelsford approved of the 'opening up' of facilities in schools, so that there weren't as many tight corners behind which bullying could take place.
- Stuart Gosney added that the construction phase would be a two year project, with the new part of the school to be built first, with mobile classrooms to be used during this period. Disruption to the pupils would be kept to a minimum throughout the period, and Taylor Woodrow were highly experienced in this.

The Chair thanked the officers for their attendance at the meeting and for the presentation.

4. DATE OF NEXT MEETING

It was noted that the next, and final, meeting of the North Area Panel would take place on Wednesday 18th March 2009 at 6.30 p.m. at Grenoside Community Centre, Main Street, Grenoside.