

**Council**22<sup>nd</sup> November 2006**Stockwell Park High School Development Brief**

Stockwell Ward / Clapham &amp; Stockwell Area

**Report authorised by:** Executive Director of Regeneration and Housing: Chris Lee**Executive summary**

This report seeks approval of amendments to finalise the Draft Development Brief for Stockwell Park High School following the public consultation exercise previously agreed by Cabinet.

The purpose of the Development Brief is to apply the Council's relevant planning policies to provide guidance on issues associated with the construction of a new school for Stockwell Park High School. The rebuilding of the school is within the Building Schools for the Future (BSF) Programme and the Development Brief will provide a basis for the Stockwell Park High School proposals to move to the procurement stage.

This report sets out the process and describes the result of the public consultation carried out on the draft Development Brief for Stockwell Park High School approved by the Cabinet on 18 September 2006. The method of consultation, results and actions taken and the proposed amendments to the Consultation Draft of the Brief are set out in the report. Proposed amendments to the Draft Development Brief are set out in Appendix 1.

**Summary of financial implications**

There are no additional costs attached to this Development Brief, the cost of producing it is contained within the Building Schools for the Future Programme.

**Recommendations**

- (1) That Council notes the amendments to finalise the Brief have been approved by delegated authority.
- (2) That the amendments to the Consultation draft of the Development Brief for Stockwell Park High School set out in Appendix 1 are agreed and that the amended Brief Appendix 2 is approved.

## Consultation

Name of consultee	Directorate or Organisation	Date sent to consultee	Date response received from consultee	Comments appear in report para:
Internal				
Chris Lee	Executive Director of Regeneration and Housing	31/10/06	1/11/06	none
Jon Lissimore	Environmental Development Manager (Housing)	31/10/06	31/10/06	5.7
Peter Flockhart	Legal and Democratic Services	31/10/06	31/10/06	none
Debbie Hunter	Corporate Finance	31/10/06	31/10/06	none
Mike Pocock	Project Director BSF	31/10/06	31/10/06	5.6
Richard Toy	Deputy Director BSF	31/10/06	31/10/06	
Rob Heslop	Head of Transport Planning	31/10/06		
Cllr Paul McGlone	Cabinet Member for Regeneration and Enterprise	31/10/06	1/11/06	5.5
Cllr Sally Prentice	Cabinet Member for Education	31/10/06	31/10/06	5.4
Cllr Pav Akhtar	Stockwell Ward Councillor	31/10/06		
Cllr Peter Bowyer	Stockwell Ward Councillor	31/10/06	31/10/06	5.3
Cllr Imogen Walker	Stockwell Ward Councillor	31/10/06		
<b>Entered in Consultation and Events Diary?</b>				
Yes/No yes			If yes, date	03.10.06

## Report history

Date report drafted:	Report deadline:	Date report sent:	Report no.:
25.10.06	01.11.06	01.11.06	202/06-07
<b>Report author and contact for queries:</b>			
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## Background documents

- Adopted Unitary Development Plan August 1998
- Revised Deposit Lambeth Unitary Development Plan June 2004
- LB Lambeth Replacement UDP Incorporating Proposed Modifications October 2006
- London Plan February 2004
- Lambeth's Community Strategy 2004
- Lambeth Sustainable Construction Programme
- Planning Policy Statement (PPS) 1: Delivering Sustainable Communities
- PPS 1 Companion Guide: Safer Places, The Planning System and Crime Prevention
- Planning Policy Guidance (PPG) 12: Development Plans

- Planning Policy Statement (PPS) 12: Local Development Frameworks
- Planning Policy Guidance (PPG) 13 Transport
- Planning Policy Guidance (PPG) 17: Planning For Opens Space, Sport, and Recreation
- Planning Policy Guidance (PPG) 24 Planning and Noise
- Planning Policy Guidance (PPG) 25 Development and Flood Risk
- Good Practice Guide : By Design; Urban Design in the Planning System, Towards Better Practice:
- Good Practice Guide Assessing Needs and Opportunities
- Building Schools for the Future Vision
- Stockwell Park High School Draft Development Brief Report of Consultation
- Stockwell Park High School Draft Development Brief Sustainability Appraisal

### **Appendices**

Appendix 1 Table of Recommended Changes to Draft Stockwell Park High School Development Brief

Appendix 2 Stockwell Park High School Development Brief (as amended)

## **Stockwell Park High School Development Brief Report**

### **1. Context**

- 1.1 The Council has decided that Stockwell Park School is to be rebuilt as part of the Building Schools for the Future Programme and to include this in the first phase of the programme. The purpose of this Development Brief is to provide guidance on the main planning policies and issues that need to be taken into account in drawing up the proposals for the submission of a planning application and to indicate the basis on which any planning application will be decided.
- 1.2 At its meeting on 18 September 2006 Cabinet agreed: that the Development Brief for Stockwell Park High School was approved for the purposes of public consultation; that Cabinet delegates to the Assistant Director Regeneration and Housing (Planning) in consultation with the Cabinet Member for Regeneration and Enterprise authority to consider the results of public consultation and make any consequent amendments to the brief: that the Development Brief, as approved under delegated powers, be submitted to Council for final approval. The amendments set out in this report were approved under delegated authority on 1<sup>st</sup> November 2006.

### **2. Proposals and reasons**

- 2.1 The brief will provide guidance for the preparation of a planning application and against which the application and any subsequent proposals will be considered.
- 2.2 Following approval by the Cabinet of the Draft Development Brief for consultation purposes, consultants Indigo were commissioned to carry out a programme of consultation. The summary of the details and results are set out below and the full Consultation Report is attached as Appendix 1.

### **Consultation Measures**

- 2.3 The formal consultation period ran from Thursday 21 September 2006 and concluded on Tuesday 17 October 2006.
- 2.4 During the consultation period the following methods were used :

#### **Consultation newsletter**

- 2.5 A consultation newsletter *Lambeth Planning News – Stockwell Park High School Draft Development Brief* was prepared as an A3 two fold document, detailing the salient points in the draft development brief and included a tear off FREEPOST feedback card. It contained information on the proposals to rebuild Stockwell Park High School, future development issues, information about the school, site plan and information on the forthcoming public exhibitions, “Planning for Real” events, site visits and coffee meetings.
- 2.6 In total 5000 consultation newsletters containing a feedback card were distributed to current pupils and staff of Stockwell Park High School including 4,000 hand delivered to dwellings and businesses within a quarter mile radius of the school.
- 2.7 Copies of the consultation newsletter and draft development brief were left at high footfall locations around the consultation area. These included Stockwell Park High School, all primary and secondary schools in Lambeth, South Lambeth Library, Clapham and Stockwell Town Centre Office, Town Planning Advice Centre, and Stockwell Resource Centre. The consultation leaflet could also be found on the Lambeth Council website. A FREEPHONE telephone, email address and text number was set up for local residents to give their views.

#### **Canvassing Methods of Response**

- 2.8 In order to maximise participation and increase the response rate the consultation area was canvassed over a period of five days. The canvassers were instructed to allow residents to complete their feedback themselves. If a resident indicated they required assistance, canvassers completed the feedback cards on the resident’s instruction. All views expressed on the feedback cards collected by canvassers were of those residents themselves.
- 2.9 Residents could also feed their views into the consultation via the FREEPHONE telephone, text line, by email and through coffee meetings.

#### **Public Exhibitions**

- 2.10 A public exhibition held on Thursday 5 from 12 noon to 7.00 pm and Saturday 7 October 2006 from 10.00 am to 4.00 pm for pupils, parents, staff, local residents and stakeholders to attend. The exhibitions took the form of four A1 boards, explaining information on the proposals to rebuild Stockwell Park High School, information about the school and site plan, future development issues and considerations and information on the consultation and meetings. Copies of the consultation newsletter and feedback cards were available together with copies of the draft development brief. Those attending the exhibitions were encouraged to complete the feedback cards if they had not already done so.

- 2.11 Officers from Lambeth Council's Planning Division, members from the Lambeth's BSF and members of Indigo Public Affairs were on hand to answer any questions concerning the draft development brief. This enabled those who attended the exhibitions to ask any questions and advise of any concerns they had with regard to the draft development brief.
- 2.12 The public exhibitions were advertised in the consultation newsletter and on posters displayed in Stockwell Park High School, the Planning Advice, Centre, Clapham and Stockwell Town Centre Office, South Lambeth Library and Stockwell Park Resource Centre.
- 2.13 A permanent exhibition was also held at South Lambeth Library, South Lambeth Road between Monday 9 October and Saturday 14 October 2006.
- 2.14 8 people attended the exhibition on Thursday 12<sup>th</sup> and 3 people attended on Saturday 14<sup>th</sup>.

### **Planning for Real Events**

- 2.15 In addition to the exhibition two "Planning for Real" events together with tours of the site were organised at the school on Saturday 7 October at 11am and 2pm.
- 2.16 Those interested in attending either event were encouraged to telephone the FREEPHONE telephone to book their places. In total two people showed interest. One person did not attend and the other person decided they did not want to take part.
- 2.17 Seven pupils from Year 7 and the School Council took part in two separate "Planning for Real" events.
- 2.18 The "Planning for Real" events centred on five main themes: uses; height and design; transport and parking; access; environmental impact and site boundary. Those taking part were encouraged to put their ideas and views under each theme and discuss these with the other participants

### **Site Visits**

- 2.19 Site visits of Stockwell Park High School were held on Saturday 7 October 2006 at 11am and 2pm. Those interested in attending either of the site visits were encouraged to telephone the FREEPHONE telephone to book their places. In total two people toured the school.

### **Stakeholder Letters and Meetings**

- 2.20 A comprehensive stakeholder matrix, prior to the start of the consultation exercise, was prepared by Indigo Public Affairs with the input of officers from Lambeth Council.
- 2.21 At the beginning of the consultation exercise, the council wrote to over 1000 stakeholders enclosing a copy of the consultation newsletter and informing them of the dates of the public exhibition, "Planning for Real" event and tours of the site as well giving stakeholders the opportunity to meet and discuss their views

on the draft development brief. Stakeholders included: Stockwell Park High School; secondary schools; primary schools; special schools; further education colleges; other educational establishments; all councillors; politicians; Lambeth Council officers; health professionals; youth organisations; community / voluntary organisations; residents / tenants' associations; housing providers; faith groups; local service providers; and teaching union.

- 2.22 A number of meetings were organised with stakeholders and local residents to give them the opportunity to get their views on the draft development brief across. Five coffee meetings were held with local residents. Three stakeholder meetings were held with the Deputy Head of Stockwell Park High School, Councillor Walker (Stockwell Ward Councillor) and Lansdowne Youth Club / Lambeth Young Refugees Development Project.

**Results of the feedback cards responses and workshops**

- 2.23 Of a total of 5,000 consultation newsletters distributed 307 feedback cards were received. Of these 173 (56%) were returned via door to door canvassing; 77 (25%) handed into the school; 55 (18%) returned using the FREEPOST address and 2 (1%) handed in at exhibitions. The questionnaire focused on key aspects of the brief and asked respondents to choose a range of responses from agree, disagree or neither, they were also asked the importance of each statement.
- 2.24 Of the 324 of the total who responded (includes feedback cards, written responses and meetings) the majority were from local residents 198 (61%); 59 (18%) from members of the School staff, in addition 26 (8 %) were from interested parties; 10 (3 %) were returned from pupils at the school; 11(4%) from parents/carers of pupils at the school. Analysis of local residents found that nearby residents (those living in Clapham Road, Stockwell Park Road, Stockwell Park Crescent and Stockwell Gardens Estate) returned 72 feedback cards. This represents 23% of the total. Written responses were received from TfL, Stockwell Park Residents Association, Planning Agent for 187 – 191 Clapham Park Road, Valerie Shawcross Assembly Member Lambeth and Southwark and an email from a local resident.
- 2.25 From the results set out in the table 1 below it is clear that respondents to the feedback cards predominantly agreed with the statements in the questionnaire. Only two of the ten statements did not have a response rate over 80% in agreement these were on the issues of access and height where 11% and 9% respectively disagreed. Respondents were also given the opportunity to make comments.

Table 1 Feedback Card Responses

	Agree	Disagree	Neither	Did not answer
Amenity	257 (83%)	14 (5%)	25 (8%)	11 (4%)
Use of the School and community use	251 (81%)	19 (6%)	27 (9%)	10 (3%)
Height	208	27	60	12

	(68%)	(9%)	(20%)	(4%)
Design	289 (94%)	5 (2%)	9 (3%)	4 (1%)
Boundary treatment	290 (94%)	1 (0%)	8 (3%)	9 (3%)
Access	178 (58%)	33 (11%)	84 (27%)	12 (4%)
Accessible development	296 (96%)	0 (0%)	4 (1%)	7 (2%)
Trees and open space	290 (94%)	3 (1%)	10 (3%)	4 (1%)
Community safety	302 (98%)	1 (0%)	0 (0%)	4 (1%)
Sustainable development	270 (88%)	4 (1%)	15 (5%)	18 (6%)

(307 feedback cards)

- 2.26 The statement for height - “The brief suggests building heights should be up to four storeys within the site and on the Clapham Road frontage”. From discussions with local residents and stakeholders Indigo found that there was no direct opposition to the reduction in the heights of the school buildings. However residents were concerned that new school buildings of four storeys may be sited close to the backs of the properties on Stockwell Park Road and Stockwell Park Crescent. There was also concern about the height of any building that would front onto Clapham Road. Comments on height related to: buildings near perimeter to be no more than 2 storeys high; Clapham Road frontage should only be 1 storey; height should follow Stockwell “conservation rules” (sic).
- 2.27 The statement for access- “the existing access arrangements should stay the same”. There are currently 3 vehicular access and one pedestrian access. Residents in Stockwell Park Road and Stockwell Park Crescent expressed concern about this. Comments received included: minimise use of school access from Stockwell Park Crescent; main access should be from Clapham Road; want to see 2 entrances Stockwell Park Road and Clapham Road; could the Council purchase the Lidl site to improve pupil safety as they currently have to cross access used by large lorries.
- 2.28 Analysis of the responses nearby residents (those living in Clapham Road, Stockwell Park Road, Stockwell Park Crescent and Stockwell Gardens Estate) indicated that three statements did not achieve the general baseline support of 80% or above although a majority of these residents were still in agreement. These were height and access (concerns set out in paras 2.26 and 2.28 above) and school and community use. Residents concern about the use of the school outside school hours included parking, security and noise.

- 2.29 The respondents were also asked to indicate which of the ten statements they considered important (each statement was a % of the 307 feedback cards received). The three most important statements were community safety which received 200 (65%) responses, trees and open space 194 (63%), accessible development 180 (58%). Access 65 (21%) was considered the least important statement. The three statements considered most important by the residents close to the school (23%) were trees and open spaces 43 (60%), community safety 37 (51%) and accessible development 32 (44%).

### **Stakeholders Comments**

- 2.30 Valerie Shawcross Assembly Member for Lambeth and Southwark wrote in support of the project and wanted to be kept informed.
- 2.31 RPS Planning the agents for the owners Lidl GmbH of the adjoining site 187- 191 Clapham Road have written that they are currently drawing up proposals for the adjoining site and they support the approach taken in the development brief however they wish to see a change in respect of the relationship between the school and a the Lidl site. They want the brief to include reference to the fact that the site will come forward for development and that any proposals on the school land should respect and not prejudice the redevelopment of the commercial land and premises at 187 – 191 Clapham Road.

Response. The Brief refers to the need to relate to the scale of the surrounding conservation area which includes this site. A new bullet point drawing attention to the adjoining site and the need to be aware of this has been added to paragraph 26.

- 2.32 Transport for London Street Management has commented that Stockwell Cross has the highest pedestrian accident rate within Lambeth and therefore TfL would be interested in trip profile and mitigation measures proposed for the increase in pupil numbers at the school. They have also listed a number of studies that they would wish to see included in the Traffic Assessment. They have also raised the issue of bus service capacity which will need to be assessed.

Response. A number of changes have been made to the Brief following on the advice of the Councils' Transport Planning to address the comments by TfL in Paras 21 –21, 23, 31, 32, 35 and 48.

- 2.33 The Stockwell Park Residents' Association has raised a number of concerns by letter regarding future development including: loss of green space; noise pollution from out of school hours activities; proximity of the new buildings to existing properties with associated worries of overlooking and noise; position of the swimming pool and subsequent noise form open windows; lighting of sports pitches and hours of use and the use of security lighting which may provide areas for undesirable activities; parking on the site relating to the number of vehicle, location, hours of use and use of the Stockwell Park Crescent entrance; loss of trees and the importance of their protection during construction; boundary treatment and the need to ensure that pupils cannot access gardens from the school. They have also raised a number of questions which relate to: whether there would be any further change of use; where would access for services such

as the fire brigade be; they asked if the consultation report would be available before it is given to Planning.

Response. The concerns raised by Stockwell Park Residents Association on development issues have been already to a large extent addressed in the Brief and set out the requirements to minimise impact on local residents. However, It is proposed to add an additional paragraph on Consultation requesting that local residents are engaged in the design stage in particular where elements of the proposals impact most directly onto residents and that they are consulted on those aspects in respect of e.g. boundary treatment and security measures.

- 2.34 An email from a local resident supports the plans to modernise the school although is concerned about the height of buildings and trees on the site but felt that these two concerns have been alleviated by the Brief.

### **Stakeholder Meetings**

- 2.35 Councillor Walker met with the consultants and made the following comments: she is keen to see the redevelopment of the school and it to be used by the local community: welcomed the increase in pupil numbers; felt sufficient parking on the site for staff essential; concerned about parking in the surrounding streets and increase in traffic especially during construction; would be seeking informal meeting with adjacent residents in order that they be consulted on the construction timetable and site access.

Response. A Transport Assessment will be required as part of the planning application which will need to include details of parking arrangements, results from this assessment may require mitigating measures for instance changes to the Controlled Parking Zone (CPZ). An additional paragraph on consultation with local residents has been included as part of the Brief.

- 2.36 The Deputy Head of Stockwell Park High School made a number of points in respect of: parking and access – wants to see more defined parking with better access arrangements for the new SEN unit, rear access retained for emergency vehicles, design – keen for a presence on Clapham Road; year blocks constructed on the edge of the site with the hall in the centre of the site; Use – want the public to be able to use the new facility to develop small businesses, want to see a new full size all weather pitch on Slade Gardens; trees and open space- wants to discuss the shrub area at the rear of the school with residents.

Response. With respect to parking and access the brief requires defined parking areas, these and access will be assessed as part of the planning application. The brief does not preclude the location of buildings on the Clapham Road frontage whereas any proposed development on the edge of the site would be subject to the consideration of the impacts on the amenities of local residents. The Brief encourages the use of the school buildings by the local community subject to the location and hours of use. An additional paragraph encouraging consultation with the local residents has been included in the Brief. The provision of a all weather pitch in Slade Gardens is not a matter that can be included in the Brief as it is outside the school site.

- 2.37 Lansdowne Youth Club /Lambeth Young Refugees Development Project made the following comments: would like to use the new facilities to provide classes for young refugees and their parents to learn English; would like the youth club to use the sports facilities.

Response. These are not a matter for the development brief but related to management issues and will be forwarded to the school.

### **Planning for Real**

- 2.38 A group of 7 pupils from year 7 and the School Council of Stockwell Park High School took part in a Planning for Real Event. Pupils were asked to comment on 5 main themes: uses; height and design; transport and parking; environmental impact and site boundary. Of those pupils who participated they wanted to see the heights of the buildings reduced as well as maintaining the trees on the site. Many pupils would like to see improved sports facilities once the school has been redeveloped. Interestingly some of the comments from pupils centred on improved facilities to store bicycles which would enable them to cycle to and from school. Pupils were also aware that the school community needed to maintain good links with its neighbours who live around the site.

Responses. The pupils as users of the existing school provided a valuable input on the type of development and what they wanted to see in the new school. It will be important to ensure that their comments are made available to designers of the new school.

### **Coffee Meetings**

- 2.39 5 Coffee meetings were held and attended by residents living close to the site. Concerns / issues raised at the meetings were: loss of trees; parking and access; design; security; hours of operation; did not want to see buildings on the frontage; height of buildings; traffic calming in Clapham Road.

Responses. Most of the issues raised at the coffee mornings are addressed in the Brief. However the brief would allow for buildings up to 4 storeys on the Clapham Road frontage, it is not proposed to amend this as it is considered that building on the Clapham Road may be appropriate and also that the school would benefit from a frontage onto Clapham Road.

### **Conclusions and Amendments**

- 2.40 The vast majority of those consulted are in favour of the proposed rebuilding of Stockwell Park High School as part of the Building Schools for the Future Programme (BSF). However, some respondents raised some concerns relating to the proposed development. There are four main areas of concern that have come out of the consultation exercise with suggestions from the Consultants report on how these should be dealt with.

### **Use of the School and community use**

- 2.41 There is concern about noise levels, security and parking in the surrounding area when Stockwell Park High School is used outside of normal school hours on a regular basis.

- 2.42 With increased use of the site it was felt that this will lead to an increase in noise. As a result respondents would like to see the facilities that would be used outside of school hours to be in the centre of the site and sound proofed.
- 2.43 With concerns raised on the number of parking space on the site and dependant on provision, parking restrictions on Lansdowne Way, Stockwell Park Road and Stockwell Park Crescent would need to be reviewed in order to ensure parking does not become an issue for the residents. The restrictions may need to be extended to seven days a week in order to account for day and evening use of the site on Saturday and Sunday. This could be a consideration, however it would be dependant on the outcome of the Traffic Assessment that will be required as part of the submission for the planning application.
- 2.44 98% of respondents agree with the community safety statement in the Draft Development Brief. Lambeth Council will need to work with local residents and stakeholders to ensure security is of a standard that is both acceptable for local residents and Stockwell Park High School.

### **Height**

- 2.45 Respondents are concerned about heights of the buildings despite the Draft Development Brief stating that the school buildings will be “of varying heights up to 4 storeys”. There is also much concern from respondents, especially those on Clapham Road, with regard to buildings located on the Clapham Road frontage. It is been suggested that discussions with local residents during the design process would be needed with regard to the siting and height of these buildings, but the approach in the Development Brief is considered to be appropriate. Neighbours affected by the proposed scheme would of course be consulted when the planning application is received.

### **Access**

- 2.46 Many respondents are concerned with the access arrangements for Stockwell Park High School. Consultation with local residents on Stockwell Park Road and Stockwell Park Crescent would be needed if there were to be any changes to access arrangements and with regard to access arrangements during construction. The approach in the Brief is considered appropriate, detailed assessments on the use of each access will be required and consultation at the design stage is encouraged.

### **Trees and Open Space**

- 2.47 The trees and green space on the school site are enjoyed by a number of respondents. The Development Brief recognises the importance of the existing trees and states that the layout of buildings should be “designed in such a way as to retain, protect and positively integrate the trees that are identified as having important visual impact on the character of the conservation area and the site itself” as per paragraph 37.

### **General Comment**

- 2.48 The consultation established a general consensus that Stockwell Park High School should be redeveloped. The respondents indicated that all parties who have an interest in its redevelopment should be consulted at every stage of the design process and construction to ensure that the new Stockwell Park High School is a school accepted by the whole community. Respondents made a number of useful points and the Planning For Real exercise resulted in valuable comments from the pupils about the type of school they wished to see.

### **Additional Issues**

- 2.49 The BSF Team have advised that they will aim to provide at least 10% of the energy used in the 5 schools ( Michael Tippett, Park Campus, Elmcourt, Elmgreen, and Stockwell Park High School) in the Phase 1 BSF Programme from site generated renewables. In order to achieve this most effectively it is proposed that this provision will be focused on the Stockwell Park High School site together with Elmgreen. An appropriate mechanism or agreement will be sought as part of the BSF development programme linking education sites to secure the proposed renewable energy provision across sites, as it would not be practical or realistic to enforce this via a S 106 Agreement as a result of the normal planning assessment on an individual site basis.
- 2.50 They have indicated that this should be reinforced by setting this out in the Development Brief. They have also indicated that in respect of sustainable construction that new buildings will be designed to achieve BREEAM “very good” ratings.
- 2.51 It is therefore proposed to include this commitment in the Development Brief as requested.

### **Conclusion**

- 2.52 The consultation response indicates clear overall support for the Development Brief. However a number of points and concerns have been raised and a number of changes have been proposed to amend the Development Brief to address these as indicated in the responses section of this report. These are set out in the Table of recommended Changes Appendix 1 and shown as tracked changes in the amended Development Brief.
- 2.53 It is considered that the Brief addresses the issues raised during the consultation and sets out the guidelines for future development to ensure that the impact of the new school is reduced. A number of minor changes have been made to the Brief and these are included in the relevant sections above and set out in the Table of Recommended Changes Appendix 1. It is proposed to feedback the results of the consultation to those who gave their details as part of the consultation.

## **3. Comments from Executive Director of Finance and Resources**

- 3.1 There are no additional costs attached to this Brief as the cost of producing the Brief is contained within the BSF budget.

#### **4. Comments from Director of Legal and Democratic Services**

- 4.1 The Development Brief when approved by full Council will be a material consideration in deciding planning applications for the site as it amplifies the policies in both the Adopted UDP and Revised Deposit Draft UDP.

#### **5. Results of consultation**

- 5.1 These are set out in Section 2 of this report.
- 5.2 Changes to the Report /Brief
- 5.3 Councillor Bowyer requested that the following be added to para 15 of the brief “particularly the opening up of the swimming pool to the local community”. This para sets out the UDP policy 26, however para 20 refers to the pool and states that “it is intended to retain as a school and community provision”.
- 5.4 Councillor Prentice has suggested that the school should be designed in such a way to that there is self contained access to sports/music/arts facilities on one part of the site, the brief para 23 refers to community use and the need for the access to be designed to allow the management of the school buildings outside school hours it is proposed to add reference to facilities for community use to be located together. She has also stated that whilst sensitive to heights on Clapham Road she would like the school to have a greater visible presence. Para 26 of the Brief has been amended to reflect this.
- 5.5 Councillor McGlone has raised concern over why 10% minimum energy generation will not apply to some of the schools in Phase 1 of the BSF Programme was it realistic to expect Stockwell Park High School to contribute 40%. An appropriate mechanism or agreement will be sought as part of the BSF development programme linking education sites to secure the proposed renewable energy provision across sites, as it would not be practical or realistic to enforce this via a S 106 Agreement as a result of the normal planning assessment on an individual site basis. Each application will be considered on its merits having regard to the minimum energy generation requirements.
- 5.6 BSF has raised a number of points related to the brief including ensuring that the list of planning application requirements is comprehensive and a number of word changes. The additions have been made to the list and a number of changes included.
- 5.7 The Councils Environmental Development Manager has requested that in line with Council policy the addition of specifying FSC or PEFC accredited timber with chain of custody is added, the brief has been amended accordingly.

#### **6. Organisational implications**

##### **6.1 Risk management:**

The Development Brief will help the Council as the Local Planning Authority to assess and determine the planning application for Stockwell Park High School

and provide the necessary level of assurance for the school proposal to proceed to the procurement stage. Final approval of the development brief under delegated powers will enable the development brief to be approved in November 2006 by the Council and meet the required timescale for the BSF programme.

**6.2 Equalities impact assessment:**

An Equality Impact Assessment Plan has been prepared for the whole of the BSF programme. The EIA reflects the needs in recommendation 12 that Equality and Diversity priority strands which should be brought out at each stage include: school site placement; equality implications on how the sites were selected; raising the achievement of pupils, with a particular focus on underperforming groups; access for disabled children; physical access to secondary schools will be increased by the BSF programme. A thread through the whole EIA is to ensure that there is continuous consultation at all stage of the programme. This report on the draft Development Brief sets out the consultation carried out and sets out any changes that are proposed arising from the consultation with a wide cross section of the local community. The Brief sets out the requirements for the construction of a replacement school and will ensure that the any new building complies with the Councils policies of access, and provides opportunities through the design of the school for extended school use and community use.

**6.3 Community safety implications:**

The Development Brief addresses the needs to design out crime in the rebuilding of the new school.

**6.4 Environmental implications:**

The Development Brief includes sections on the need to comply with the Councils policies on sustainable development including the need to provide renewable energy.

**6.5 Staffing and accommodation implications:**

None

**6.6 Any other implications:**

None

**7. Timetable for implementation**

Task	Date
Report back delegated authority	End October 2006
Council	22 November 2006