



Building schools for the future

Development Brief

**Bishopsgarth School
Harrowgate Lane
Stockton**

June 2009



Stockton-on-Tees
BOROUGH COUNCIL

Bishopsgarth School Development Brief - June 2009

Introduction/Context

It has been proposed that Bishopsgarth School remodelled/extended as part of the Building Schools for the Future 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.

Site

The school is located in Bishopsgarth and Elmtree Ward, Stockton.

Bishopsgarth School occupies a site of approximately 9.5HA fronting on to Harrowgate Lane.

The original buildings were constructed as a 900 place comprehensive school in 2 phases between 1974 and a subsequent extension in 1986 to provide a unit for pupils with Physical Handicaps, which is intended to be retained in its existing location.

The site is bounded by green field development to the south/west and north side with residential development on the other side of Harrowgate Lane, which faces onto the site.

Use

The site is currently scheduled for educational use.

The site has a current planning permission for the erection of a 43m high wind turbine. While there are no current proposals to proceed with this consent by the authority there could be an opportunity for the LEP to take up the opportunity.

Future Development

Local planning authority has no objections in principle with the site being redeveloped for continued educational use subject to the conditions that are set down within this document.

Planning Policy

National

Planning Policy Guidance Notes (PPGs) and Planning Policy Statements (PPSs) set out the government's policies on different aspects of spatial planning. Those documents of most relevance to this planning brief are:

- PPS 1 Delivering Sustainable Development
- PPS Planning and Climate Change – Supplement to PPS1
- PPS 9 Biodiversity and Geological Conservation

PPG 13 Transport
PPG16 Archaeology and Planning
PPG17 Planning for Open Space, Sport and Recreation
PPS 22 Renewable Energy
PPS 23 Planning and Pollution Control
PPG 24 Planning and Noise
PPS 25 Development and Flood Risk
PPS 25 Development and Flood Risk Practice Guide.

Regional

The North East of England Plan is the Regional Spatial Strategy (RSS) for the North East of England. It was adopted in July 2008 and sets out a broad development strategy for the North East, including the Tees Valley, up to 2021. The RSS policies considered to be most relevant to this planning brief are:

Policy 1 North East Renaissance
Policy 2 Sustainable Development
Policy 3 Climate Change
Policy 8 Protecting and Enhancing the Environment
Policy 16 Culture and Tourism
Policy 24 Delivering Sustainable Communities
Policy 35 Flood Risk
Policy 38 Sustainable Construction
Policy 39 Renewable Energy Generation

Local Plan Policies

The Stockton on Tees Local Plan was adopted in June 1997. The Local Plan is to be replaced by the Local Development Framework (LDF). However, a number of policies have been saved, following assessment by the Secretary of State, and these policies will continue to be used to determine planning proposals until the documents comprising the LDF have been adopted. The Local Plan policies most relevant to this planning brief are:

GP1 – Proposals for Development will be assessed in relation to the policies of the Cleveland Structure Plan and the following criteria as appropriate:

- i.) The external appearance of the development and its relationship with the surrounding area;
- ii.) The effect on the amenities of the occupiers of nearby properties;
- iii.) The provision of satisfactory access and parking arrangements;
- iv.) The contribution of existing trees and landscape features;
- v.) The need for a high standard of landscaping;
- vi.) The desire to reduce opportunities for crime;
- vii.) The intention to make development as accessible as possible to everyone;
- viii.) The effect upon wildlife habitats;
- ix.) The effect upon the public rights of way network.

REC1 – Development which would result in the permanent loss of playing space will not be permitted unless:

- i) Sports and recreation facilities can best be retained and enhanced through the redevelopment of a small part of the site, or
- ii) Alternative provision of equivalent community benefit is made available, or
- iii) The land is not required to satisfy known local needs.

Other Local Plan policies that may also be relevant to an application for development of the site include EN30 Sites of Archaeological Interest and TR15 Highway Design.

The Council will also give consideration to relevant Supplementary Planning Documents, which includes SPD3: Parking Provision for New Developments.

Requirements for the Replacement School

Bishopsgarth School is to be remodelled as a 750 place school plus 43 place PH Unit to be built in accordance with BB98.

Development Issues

In drawing up proposals for the redevelopment of the school the following issues should be addressed:

- How to ensure that the design and layout of the proposed buildings will be acceptable in relation to the character and appearance of the surrounding area;
- How to ensure that the physical impact of the new buildings would not have an unacceptable effect on the amenities of the surrounding residential properties;
- How will the pupils and staff on the site be managed to reduce the impact on the adjoining residents in terms of traffic, noise and disturbance.
- What measures will be taken to reduce the transport impact resulting from increase in pupil numbers on adjoining roads in particular where vehicular /pedestrian access points are intensified.
- How will sustainable transport be actively promoted;
- How will the development respect the open setting of the site and maximise tree retention.
- How to maximise opportunities for wider community use of new facilities without an unacceptable effect on adjoining residents.

Considerations

The issues and policies listed above should be considered in any proposals for the site together with the following:

- Use of School and community use

Dual use of facilities for education/community use should be provided in line with extended school's policy.

Design

The importance of these considerations in producing high quality design is emphasised by a report by CABI, published in July 2006.

The scale of development should relate carefully to the scale of the surrounding area and residential character and should not overwhelm them. The new school should be designed to have a visible, attractive and welcoming presence onto Fairfield Road whilst taking account of the key considerations below. Key considerations are:

- Prevailing building lines and plot sizes;
- Separation distances to safeguard residential amenity;
- Access egress arrangements including safe routes to school and other sustainable measures;
- Hard and soft landscaping including play provision;
- Boundary treatment;
- Existing topography and landscape features;
- Current heights and massing of neighbouring buildings.
- Colour and type of materials.
- Secured by Design.

Height

The height of the any proposed development would be subject to an assessment of the impact on the amenities of the existing residents adjacent to the site including: sunlight and daylight; overlooking; loss of privacy; creating an undue sense of enclosure; and outlook.

Single and two storey developments are likely to be easily to be accommodated on site. Taller development would have to be examined in greater detail.

Amenity

Outdoor facilities such as sports pitches should be located in a way so as to minimise noise and disturbance on the nearby residential properties. This should also take into account the impact on any exterior lighting on nearby residents in particular the location of floodlighting for sports pitches if included.

Boundary Treatment

Boundary treatment needs to provide a secure environment whilst sympathetic to the adjoining residential properties. It may be appropriate that different treatments are used depending on location and how the area is used. Frontage boundaries and entrances should be designed as clear, legible markers to/from the school, whilst in keeping with the immediate context.

The fencing to the Harrowgate Road frontage is acceptable other fencing lines need to be revised and facing proposals as need to be discussed in detail with the Planning authority.

Accessible Development

The Development should be designed to be accessible to the whole community and meet the needs of disabled people. Safe and convenient routes to the school should be developed.

• Access

- A new pedestrian/cycle access point will be required at the south east end of site.
- Covered secure cycle parking will be required in accordance with the council's standards.
- Access to the site is to be by the existing access positions retaining the current in and out provision.
- Provision will have to be made for the parking within the site a bus/coach as well as retaining parking for mini buses used for PH pupil transport.
- The redevelopment of the site will not need to be accompanied by a Transport Assessment subject to the above condition.
- There will be a need to meet the Council's standards for refuse vehicles.
- The development will have to demonstrate that safe and acceptable turning and parking provision are taken into account.

Servicing

Adequate access and servicing should be provided for the development. Appropriate refuse /recycling containment, litter control and waste disposal facilities are to be provide and good and access to these.

The school will have an important opportunity to contribute to promoting recycling and adequate provision for this should be made in terms of manoeuvring and parking.

Parking for staff and visitors will have to be in accordance with the Council's adopted standards. Supplementary Planning Document 3: Parking Provision for New Development.

Parking areas and access roads should be located and defined in a way to minimise the opportunity for indiscriminate parking, minimise visual impact, noise and disturbance arising from vehicular movements through landscaping and other measures appropriate.

Trees, Open Space and Landscape

The site currently has an open character with buildings surrounded by hard surfaced play space, grass and mature trees. A tree survey has been carried out and identifies important trees within the site.

The layout of the buildings should endeavour to maintain this open and green character and be designed in such a way as to retain, protect and positively integrate the trees into the site itself. The development should be designed to minimise the felling of trees on the site.

The landscaping scheme should be designed in such a way to reduce any impact of the development and outdoor activities on the adjoining residential properties.

Sustainable Development

The RSS requires new developments to facilitate the generation of at least 10% of the Region's consumption of electricity from renewable sources. The future development of this site provides a significant opportunity to achieve the objectives of sustainable development and clearly demonstrate how this could be achieved as part of the educational context of the development. The development should incorporate equipment for renewable power generation so as to provide at least 10% of its predicted energy requirements. This should be designed into the scheme at an early stage.

The proposals should:

- Incorporate provision for at least 10% of its own renewable energy needs;
- Ensure that new buildings are designed to excellent and achieve at least BREEAM "very good" ratings.
- Include measures to minimise the use of water and maximise use of grey water;
- Incorporate the use of recycled materials, specifying FSC or PEFC accredited timber with chain of custody, utilising environmental friendly specification and materials
- Avoid negative micro-climatic effects and
- Make provision for the incorporation of adequate integrally designed facilities for the storage and recycling of waste

Community Safety

Preventing and reducing crime and the fear of crime is one of the key themes of the Council's Sustainable Community Strategy and is key to securing community safety. The development should show how "Secured by Design" measures have been addressed. Areas to consider should include the layout of the buildings to design out potential hiding places, siting of windows to provide natural surveillance, well lit footpaths and entrances particularly those used for community use as part of an urban design-led layout.

Archaeology

It is noted that the site does not fall within an area requiring special Archaeological interest.

Flood Risk

The site is not located within Flood Risk Zones 2 or 3. A Flood Risk Assessment (FRA) will still be required as part of any planning application on the site as the site is greater than 1 ha. The Environment Agency should be consulted as to the specific requirements for assessment in terms of storm water releases from the site.

Noise

Issues of noise and disturbance must be considered when developing proposals for the overall layout and any access points to the site in order to minimise any potential impact. The Council's Environmental Health Officer can provide further advice on this.

Contamination

Development proposals on this site must be accompanied by a historical study of the site in addition to a desktop survey to identify any potential contaminants of concern. The Council's Environmental Health Officer can provide further advice on this.

Nature Conservation

Any new proposals will need to consider the potential impact on the ecological environment and seek to improve and enhance biodiversity. Survey and mitigation measures should accompany any planning application.

Other Considerations

To minimise disturbance to nearby residents from demolition and construction activities a construction method statement will be required as part of a planning application. Details should include access arrangements for construction/demolition traffic. A phasing plan will also be required setting out phasing of the construction, management of the school during the construction period including arrangements for vehicular and construction traffic (deliveries and on site worker parking).

Planning Application Requirements

This needs to reflect that applications are to be for full planning.

- Existing plans and proposed, elevations and sections
- Use
- Amount of development
- Scale parameters (indication of upper and lower limits for height, width and length of each building)!
- The access points
- Red Line Plan
- A Transport Assessment. The coverage and detail of the Transport Assessment should reflect the scale of the development and the extent of the transport implications of the proposals. The content of the Transport Assessment to be agreed by Stockton Technical Services Officers
- A Design and Access Statement including a contextual appraisal and an assessment of the proposal in relation to the surrounding buildings and context. Three-dimensional massing illustrations, sketches, street scene elevations and a material palette should all be included. The rationale of the development 's form and siting should also be explained. Accessibility and provision for disabled people and community safety should also be addressed.

- A draft School Travel Plan to include an assessment of future catchment area, current levels of modal split, monitoring arrangements and means to enforce targets. Can we noted that these will likely be conditioned
- A School Management Plan (to include details of hours of operation for the school and after hours use including use of the school buildings for community use, management of pupils – i.e. staggered opening, allowed off site for lunch breaks, use of off site facilities). If floodlighting or any lighting is proposed this should be shown on your drawings together details of light spillage for the floodlighting and proposed hours of use
- A Sustainability Statement, which demonstrates how energy conservation, sustainable design and construction considerations have been addressed in the proposals
- Statement on Refuse and Recycling
- Landscape Plan for hard and soft elements, play areas outdoor educational facilities etc this will include and be informed by an Arboricultural Survey. Hard landscape elements to include surface treatments, street lighting and boundary treatment etc.
- Desk Top Report (Contamination)
- Statement of Community Involvement including on how the community and school have been involved in the development of the proposals
- Ecological/Habitat survey
- Flood Risk Assessment
- A Construction Method Statement

Note: This list may need to be updated in the light of changing Government and other legislation

Contacts

Planning and General Enquiries	Greg Archer
Highways and Transport	David Lynch
School Travel Plan Co-ordinator	
Crime Prevention	Cleveland Police
Refuse and Recycling	Service Stockton
Sustainable Development	Mike Chicken



EWI
Engineering
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 17000
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Partnerships for schools
 building schools for the future

FABER MAUNSELL | **AECOM** | **Stockton-on-Tees**

Purpose of drawing:
 For information, to show proposed school site plan, including all buildings and surrounding areas, colour coded to indicate demolition, refurbishment, remodelling and new build.

Scale: 1:1,000 @ A1 DRAFT
 1:2,000 @ A3 OBC

Stage: 29.05.09
 Drawing Number: AS(0)-103

Proposed Control Plan/Site

School: Bishopsgarth School
 School ref No 4 - WAVE 6
 TS19 8TF

Proposed building Summary:



Block name	Storeys	No works	Rebuild	Remodel	New Build	Total	Demolish	Non FAM
Block 1 Main Block	One	-	178m ²	1720m ²	-	1898m ²	3382m ²	-
Block 2 PSH / SEN	One	-	782m ²	121m ²	-	903m ²	-	-
Block 3 Music / LSU	One	-	-	-	-	-	433m ²	-
Block 4 Sports	One	134m ²	736m ²	353m ²	-	1203m ²	-	-
Block 5 Gen Teaching	One	-	-	-	3996m ²	3775m ²	-	-
Total		134m ²	1696m ²	2174m ²	3996m ²	7900m ²	3815m ²	-
Total Proposed excluding Non FAM							7,900m ²	-

Pupil Numbers - 750 plus 43 PSH
 Site BB98 recommended area 68,600-77,950 m²

- KEY**
- Demolish Existing
 - Existing No works
 - New build
 - Refurbish
 - Remodel
 - Non FAM area

Note:
 Areas approx. at this stage - proposed accommodation to be confirmed by Stockton Borough Council, cross checked against BS98 guidance and measured survey.