

NEW SECONDARY SCHOOL AT NORTH KINGSTON CENTRE – FAQ RE PLANNING AND DEVELOPMENT BRIEF

At the time of writing the Consultation document for the new secondary school in North Kingston, it was thought that outline planning consent for the new school was required by the Autumn 2010, in order for the Council to progress to the next stage of the BSF programme. This created various problems, in that a planning application would need to be prepared and submitted before the summer and prior to the selection of the provider of the new school.

Following further consideration of the BSF guidance, it has been established that an alternative to outline planning consent is the preparation and approval of a Planning Brief for the site by the Council. A Brief would provide a more flexible approach and would avoid abortive and misleading work. As a result, this is the course of action which we are now proposing to pursue.

In planning terms, it has been agreed that a planning brief would provide useful advice to update and explain development plan requirements specific to this site, to guide its future development. The Planning Brief would be prepared and consulted upon by the Council's Planning Section (within the Environmental Services Directorate) and would provide a framework to guide detailed design proposals for the development of the site for a new secondary school.

The Planning Brief will:

- collate information about the site and its surroundings, identifying constraints and opportunities
- identify and interpret planning policies relevant to the development of the site
- provide advice on what is likely to be acceptable in planning terms
- focus on the site's characteristics and those of its surroundings and promote high quality development, in terms of site layout, design and access
- consider the likely transport impact of the proposed development and any measures that may be required to mitigate the impact
- set out design principles to provide a sound basis for detailed design
- set out the role of the Brief in the Development Control process

Apart from public and statutory consultation on the draft Planning Brief, which is likely to be for 6 weeks from early June through to late July, the draft Brief would be considered and commented on by the Kingston Town Neighbourhood Committee and the Development Control Committee. Following assessment of the consultation feedback, the Brief would be amended and would be put before the Council's Executive for adoption as Council policy. It is likely that this would be at the end of September 2010.