

# 11 DRAFT DEVELOPMENT BRIEF FOR WHITECROSS HIGH SCHOOL, HEREFORD

Report by: the Forward Planning Manager

## 1. Wards Affected

Holmer Ward

## 2. Purpose

- 2.1 To present to Members a draft development brief for the current Whitecross High School site in Baggallay Street, Hereford and to gain approval for it to be sent out for public consultation. Whitecross High School is proposed for redevelopment in Policy H2 of the Revised Deposit Draft Unitary Development Plan. Results of the consultation on the brief will be reported back to members at a later committee meeting.

## 3. Background

- 3.1 This draft development brief outlines how the existing Whitecross High School site at Baggallay Street, Hereford (see Figure 1 of the attached brief) should be redeveloped for **housing, new educational provision and open space**. Members will be aware that Whitecross School is being relocated to a new site at Three Elms Road, Hereford – to be completed in September 2006.
- 3.2 In compliance with Policy H2 of the UDP, the draft brief proposes approximately 60 new dwellings on the northern section of the site, 21 of these comprising affordable housing to meet local needs. It is also proposed that the site could accommodate a new educational establishment to fulfil the community element of the scheme (Paragraph 10.5.17 of the Revised Deposit UDP). Whilst it is now apparent that the site cannot provide for full public usage of the playing fields owing to a restricted educational covenant, it is anticipated that the redevelopment of the site will enable improvements to, and dual-usage of, the remaining open space at the site to the benefit of the wider public. Initial consultation with Sport England has indicated that they have no concerns with the minimal loss of existing playing fields to provide for the new educational facility on this basis. It should be noted that the new school site at Three Elms Road would also provide for a plethora of publicly available sporting facilities.
- 3.3 It is also envisaged that the new educational provision could act as an “extended school” providing a range of services beyond the school day to help meet the needs of pupils, their families and the wider public.
- 3.4 It is considered that the draft brief fully describes Herefordshire Council's vision for a sustainable redevelopment of the Whitecross High School site for housing, new educational provision and open space and will help prospective developers achieve a high quality development and maximise the site's contribution to the local area.

#### **4. Process**

- 4.1 Following a six-week consultation period involving all interested parties and the general public, any comments received on the draft brief will be considered and reported to a later committee with suggestions for any amendments. Once approved by the Cabinet Member (Environment), the brief will form the basis of an Interim Supplementary Planning Document (SPD) for the Whitecross High School site and will be a material consideration in the determination of planning applications for its development.

#### **RECOMMENDATION**

**THAT the Cabinet Member (Environment) be recommended to approve the draft development brief for Whitecross High School for consultation purposes.**

#### **Background Paper**

Revised Deposit Draft Herefordshire Unitary Development Plan