

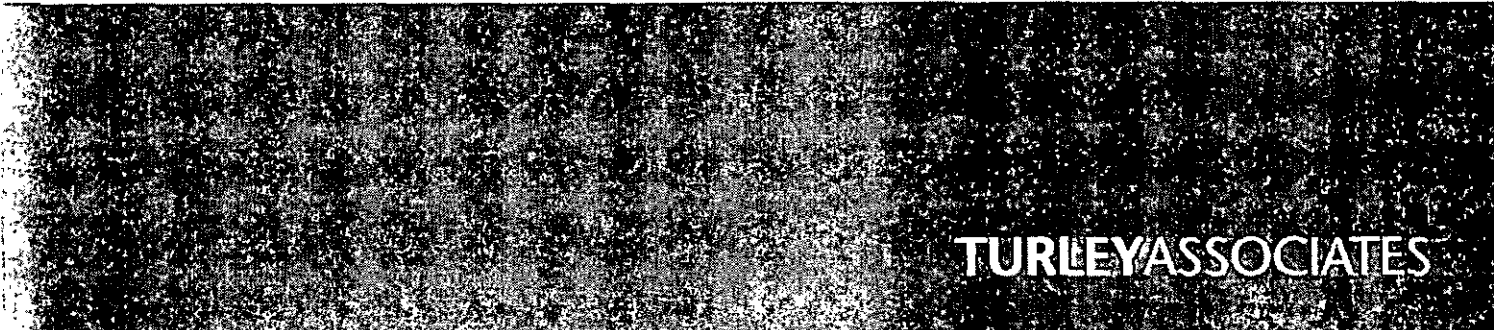
BARNSLEY PARTNERSHIP FOR LEARNING

BARNSLEY BSF

APPROACH TO PLAYING PITCH PROVISION

UPDATE

JULY 2010



TURLEY ASSOCIATES

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1. Introduction

- 1.1 This report has been prepared to provide an overview of the approach to playing field provision as part of the implementation of the Building Schools for the Future (BSF) programme for Barnsley. In particular this document has been prepared to support reserved matters approval applications for new Advanced Learning Centres at St Michaels, Kingstone Holgate and Wombwell, all of which fall under the scope of the BSF programme phase 3. Under previous phases of the BSF programme Sport England had raised concerns regarding the potential reduction in playing field provision as a result of re-development. To address these concerns a report was prepared to accompany applications for Reserved Matters Approval for the phase 2 scheme and was accepted. . This is an additional report (based upon the previous report) which reflects the situation now that details of the phase 3 schemes have been finalised and the effect upon playing pitch provision. The report has taken account of previous work undertaken on a Borough wide basis in particular the Playing Pitch and Open Space Strategy produced by Barnsley Borough Council in 2003.
- 1.2 A key consideration to account for has been how the issue of playing field retention and new provision is to be dealt with as part of the programme and how this links with the associated Reserved Matters approval and other planning processes.
- 1.3 This revised report:
- Sets out the context and background to the BSF programme in Barnsley (see section 2);
 - Outlines the overall approach to delivery of the programme (see section 3);
 - Details the overall approach to playing field provision and the changes that are expected to occur as a result of the BSF programme (see section 4);
 - Reviews the relevant Sport England and other planning policies that may apply (see section 5);
 - Details the expected outcomes both Borough-wide and, where appropriate at a more localised level where interim deficits may occur (see Sections 6 and 7);
 - Sets out the approach to the retention of residual land and playing fields (see section 8);

- Details delivery mechanisms (see section 9); and
- 1.4 The report then draws conclusions regarding the BSF programme in Barnsley and the overall approach to playing pitch provision.

2. Context

Background to BSF in Barnsley

- 2.1 In response to the continued economic decline of Barnsley Borough since the 1980's, *ambitious plans were drawn up* for the regeneration of the Borough which is known as Remaking Barnsley. In association with this, there is Education Vision which underpins the regeneration of the Borough. This has become known as Remaking Learning. Remaking Learning is a radical programme of transformation that will provide the *highest quality learning opportunities for every child, young person and adult*. A key tool in the delivery of this agenda is the Building Schools for the future programme, within which Barnsley is a wave 3 Authority.
- 2.2 BSF is not just a building programme but an agent of transformation that has significant commitment both politically and in the wider community. Barnsley has a strong corporate commitment to the improvement of standards across its schools. There is strong stakeholder buy-in to Remaking Barnsley and the important part that Remaking Learning and BSF contributes to it. Education is a priority for Barnsley which is backed by generous financing from schools and the Council at a time when funds are stretched.
- 2.3 Educational Attainment Standards in 2005 test and examinations (at Key Stage 3 and 4) were below national averages and also those attained by statistical neighbours. Results for the percentage of pupils who attained 5+A* - C remain 8% below national averages and also below statistical neighbours.
- 2.4 Changes in key personnel and a wholesale reorganisation of the structure and management of services commenced. An Education Partnership was also established to oversee recovery. Whilst there is still much to do the improvement of the LEA has been rapid as has attainment in schools with Barnsley being rated A for progress placing the LEA in the top 5% of the most improved LEA's.
- 2.5 The Council's broad strategy for raising attainment and inclusion in schools rests on improving the quality of teaching, support to teaching and the experience the school can offer. The design, environment, equipment and servicing of school buildings are central to these strategies and this has clear linkages with providing appropriate facilities that are fit for purpose. This includes playing field provision in both qualitative and quantitative terms. The current building stock has suffered through lack of investment and this has had a detrimental effect on attainment levels in Barnsley. There are serious suitability, condition and sufficiency issues to be addressed.

- 2.6 To address these issues and to achieve the educational vision highlighted above (together with condition and suitability issues), the complete reorganisation of the secondary school stock resulting in the creation of a smaller number of Advanced Learning Centres (ALCs) is the most appropriate solution and this is to be delivered through the BSF programme.
- 2.7 The BSF proposals will provide state of the art facilities providing access to high quality learning environments for all learners aged 11+ fit for the 21st Century. This will include making adequate playing field provision as a result of the overall proposals. This report sets out how this is to be achieved through the BSF programme.

3. BSF in Barnsley: Timescales and Approach to Delivery

- 3.1 The BSF programme in Barnsley is to be delivered in a single procurement over three phases. The construction phase for phase 1 commenced in June 2009 whilst all provision is expected to be complete by December 2012. Several factors have been taken into account in determination of the phasing of the building programme. These included reconciling educational need, individual site issues, the need to minimising decanting and disruption, condition and suitability issues, minimising blighting and funding issues.
- 3.2 The programme is to replace all of its remaining 13 Secondary schools with 9 Advanced Learning Centres on the grounds that only this option can achieve the education vision whilst also achieving value for money. The replacement/extension of 2 Special Schools at Greenacre and Springwell is also included within the programme for phase 2. The phasing is set out in the table below:

Phase	Schools	Actual/Projected start	Projected School Opening
1	<ul style="list-style-type: none"> • Carlton • Dearne • Darton • Penistone • Kirk Balk 	<ul style="list-style-type: none"> • June 2009 • June 2009 • July 2009 • July 2009 • August 2009 	<ul style="list-style-type: none"> • January 2011 • January 2011 • February 2011 • April 2011 • April 2011
Overall completion of phase 1 – October 2011 ¹			
2	<ul style="list-style-type: none"> • Springwell • Greenacre • Shafton 	<ul style="list-style-type: none"> • March 2010 • March 2010 • March 2010 	<ul style="list-style-type: none"> • June 2011 • July 2011 • December 2011

¹ There is a period of post completion works to be undertaken following the opening of the school hence and this is over the period to October 2011.

Phase	Schools	Actual/Projected start	Projected Opening	School
Overall Completion of Phase 2 – December 2011				
3	<ul style="list-style-type: none"> • Wombwell/Foulstone • Holgate/Kingstone • St Michaels 	<ul style="list-style-type: none"> • January 2011 • January 2011 • May 2011 	<ul style="list-style-type: none"> • August 2012 • August 2012 • August 2012 	
Overall Completion of Phase 3 – August 2012				

3.3 A location Map identifying each school by phase is attached at Appendix 1²

² The figures shown in the Appendix are summaries, representing the net change in provision for schemes when accounting for potential losses from residual sites. This is the map that was submitted with the phase 2 applications when there was not a fix on the extent of provision in Phase 3 and the figures present here have been superseded. More precise figures have now been firmed up and are assessed in the main body of the report.

4. Overall Approach to Playing Field and Pitch Provision

- 4.1 Of particular significance to this report is the approach taken in respect of playing field provision as part of the procurement. In this regard, ensuring an enhancement in the quality of the playing pitch provision (whilst at least safeguarding the overall level of provision) is an integral part of the approach taken with regard to the overall BSF scheme.
- 4.2 Prior to the implementation of the BSF programme, the schools affected as part of the programme provided a total of up to 693,606 sqm of playing field space across the Borough. The table at Appendix 2 shows a breakdown of this provision on a site by site basis. This is the starting point when considering proposals in respect of individual sites.
- 4.3 The BSF programme, will deliver enhancements to education provision across the Borough with the associated community benefits that will accrue. It is acknowledged however that additional provision in one part of the Borough may not necessarily compensate for a potential reduction in another. Nonetheless there are areas of concentration of educational facilities within the Borough which, as part of the BSF programme are subject to redevelopment within different phases. These issues and the clear functional relationships between the sites that are part of the BSF programme are also explored later in this report.

5. Sport England Policies and Other Relevant Planning Policies

- 5.1 *In terms of the key considerations regarding the approach to playing field retention and provision, it is the policy approach of Sport England that is the key consideration.*

PPG17 Planning for Open Space, Sport and Recreation (2002)

- 5.2 PPG17 emphasises the importance of well designed, open spaces, sport and recreational facilities for improving quality of life and wellbeing. The guidance states that outdoor recreational facilities can³: be a focal point for community activities; support an urban renaissance or rural renewal; promote health and well-being and promote sustainable development.
- 5.3 PPG17 states the importance of understanding the needs of local communities in order to ensure effective planning for open space, sport and recreational facilities. Accordingly, local authorities should undertake robust assessments of the existing and future needs of their communities for open space, sports and recreational facilities⁴. Audits of the quantity and public use of existing open space, sports and recreational facilities should be undertaken and should outline opportunities for new open space and sport facilities⁵. Such audits allow local authorities to identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities⁶.
- 5.4 PPG17 requires that planning authorities set local standards for the provision of open space, sports and recreational facilities. To comply with PPG17, local standards should be premised upon quantitative and qualitative provision and public accessibility⁷.
- 5.5 Where development is proposed upon open space, sports fields or land attached to recreational facilities, PPG17 states that:

'Existing open space, sports and recreational buildings and land should not be built on unless an assessment has been undertaken which has

³ PPG17 Foreword, Page 4

⁴ PPG17, Paragraph 1

⁵ PPG17, Paragraph 3

⁶ PPG17, Paragraph 4

⁷ PPG17, Paragraph 7

clearly shown the open space or the buildings and land to be surplus to requirements...In the absence of a robust and up-to-date assessment by the local authority, an applicant for planning permission may seek to demonstrate through an independent assessment that the land or buildings are surplus to requirements⁸.

5.6 PPG17 states that planning applications for development upon playing fields may only be permissible if a robust assessment of need is demonstrated, or where⁹:

- i) The proposed development is ancillary to the use of the site as a playing field and does not adversely affect the quantity or quality of playing pitches and their use;
- ii) The proposed development only affects land which is incapable of forming a playing pitch;
- iii) The playing fields that would be lost as a result of the proposed development would be replaced by a playing field or fields of equivalent or better quantity and quality and in a suitable location;
- iv) The proposed development is for an outdoor or indoor sports facility of sufficient benefit to the development of sport to outweigh the loss of the playing field.

5.7 PPG17 advises that development upon open space, or land attached to sports or recreational facilities may be permissible where it remedies quantitative or qualitative deficiencies in existing provision. Planning conditions or obligations may be used to secure part of development sites for a type of open space or sports and recreational facility that is in deficit, or exchange the use of one site for another to account for the loss of outdoor playing space¹⁰. In the case of the latter, the new land or recreational facility should be of an equivalent or better quality, size and accessibility to the existing outdoor sports provision and should secure significant qualitative improvements.

⁸ PPG17, Paragraph 10

⁹ PPG17, Paragraph 15

¹⁰ PPG17, Paragraph 12, 13 and 33

A Sporting Future for the Playing Fields of England (1997) - Planning Policy Statement

- 5.8 Sport England was appointed as a statutory consultee under the General Development Procedure Order (1995) for development proposals which affect playing fields and sports facilities. Sport England should be informed by both the Local Planning Authority and the applicant as to proposals to develop on land which is, or has been recently used as playing fields¹¹.
- 5.9 Sport England has established a series of policies that aim to ensure that there is no reduction in the supply of conveniently located, quality playing fields for current and future demand¹².
- 5.10 In accordance with Policy P1, Sport England will oppose planning permission for any development which would lead to the loss of, or would prejudice the use of, all or any part of a playing field. Sport England will only alter its stance if, in the judgement of Sport England, specific circumstances apply. The specific circumstances are outlined by Policies E1-E5 as described below:
- E1: 'A carefully quantified and documented assessment of current and future needs has demonstrated to Sport England that there is an excess of playing provision in the catchment and the site has no special significance to the interests of sport' – Sport England requires that such an assessment should make allowance for other development upon sport land for which planning consent has been or is likely to be granted.
 - E2: "The proposed development is ancillary to the principal use of the site as a playing field or playing fields, and does not affect the quantity or quality of pitches or adversely affect their use."
 - E3: "The proposed development affects only land incapable of forming, or forming part of, a playing pitch, and does not result in the loss of or inability to make use of any playing pitch (including the maintenance of adequate safety margins), a reduction in the size of the playing areas of any playing pitch or the loss of any other sporting/ancillary facilities on the site."

¹¹ Sport England, Planning Policy Statement (1997) Paragraph C1

¹² Sport England, Planning Policy Statement (1997), Paragraph 11

- E4: 'The playing field or playing fields, which would be lost as a result of the *proposed* development, would be replaced by a playing field or playing fields of an equivalent or better quality and of a equivalent or better quantity, in a suitable location...prior to the commencement of development'. This should be confirmed by a legal agreement between the applicant and local planning authority.
- E5: 'The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.'

Barnsley UDP Policies

5.11 The Barnsley UDP was formally adopted in 2000 and constitutes the statutory development plan for the area. Eventually, the UDP will be replaced by the Barnsley Local Development Framework which will become the legal development plan for the borough.

5.12 The UDP has three principal purposes¹³:

- It provides a framework for decisions about development, conservation, the use of land and the management of traffic;
- It provides incentive through land use policies and proposals for stimulating development;
- It reflects the wider public view by balancing the varied and sometimes conflicting interests of individuals, groups and organisations.

5.13 The principal aims of the Barnsley UDP are to increase job opportunities, to conserve and improve the environment and to revitalise communities:

*'The main objectives of the Guidance are to foster economic development and to revitalise the built-up areas and the communities within them, while ensuring conservation of the countryside and the urban heritage'*¹⁴.

¹³ UDP, Paragraph 1.7

¹⁴ UDP, Paragraph 1.9

5.14 In order to provide a framework for delivering this aim three core goals were established¹⁵:

- To bring about economic restructuring and encourage greater industrial and commercial activity so as to increase the scale and range of job opportunities;
- To conserve and improve the natural environment in order to maintain and increase the attractiveness of Barnsley as a place to live, work, invest in and visit;
- To revitalise communities and lessen disadvantage.

5.15 These objectives lead to the formulation of the following principle policies which promote sustainable patterns of development.

5.16 Policy CF1 outlines that the provision of community facilities will be encouraged where they:

- Meet Community Needs
- Are convenient and accessible to pedestrians
- Have adequate car parking and access arrangements
- Are compatible with adjoining uses and do not adversely affect residential amenity¹⁶.

5.17 Policy CF2 seeks to protect and retain existing community facilities. Where sites are identified within the UDP under area specific proposals, existing facilities are afforded planning policy protection against other forms of development under policy CF2.

5.18 The improvement of recreational and open space provision through new developments and upgrading existing sites is encouraged by Policy GS37. New development should not detract from existing outdoor sport and recreational space. In accordance with Policy GS36, a minimum standard of 2.43 hectares of outdoor sport or recreational space should be provided per 1000 population. This standard

¹⁵ UDP, Paragraph 2.4

¹⁶ UDP Policy CF1

applies to the creation of recreational facilities in association with developments that are primarily for other purposes¹⁷.

- 5.19 Policy GS39 also encourages the provision of new indoor recreation and leisure facilities and improvement of existing facilities, particularly where these are associated with identified needs, offer greatest accessibility to the public and involve the use of derelict or degraded land, revitalising communities¹⁸.

¹⁷ UDP Policy GS37

¹⁸ Policy GS39

6. BSF Programme: Expected Outcomes – Across the Borough

- 6.1 Taking the Borough-wide position first, it is expected that as a result of the delivery of the BSF programme, there will be an increase in both the quantity and quality of playing field provision across the Borough. Subject to the grant of Reserved Matters Approvals we anticipate that additional playing field space associated with state of the art facilities will be provided, with adequate provision for community uses of these facilities across the Borough. This is augmented by the phased approach to delivery of the overall programme and it is the ultimate outturn in provision that is significant in this case.
- 6.2 We acknowledge that as implementation of the programme moves ahead, variations in the level of provision will occur, but this is on a scheme by scheme basis. These should not be looked at in isolation as it is the ultimate outcome that will be key to the programme. Nonetheless a review of the potential outcomes resulting from each phase is set out below.

Phasing Outcome

Phase 1

Site Location	Existing Area of playing field provision (M2)	Proposed Area of playing field provision (M2)	Difference (M2)
Carlton ALC, Carlton Lane ¹⁹	0	89,471	89,471
Royston School ²⁰	46,514	23,257	-23,257
Edward Sheerian ²¹	0	0	0

¹⁹ This is a new school resulting from the merger of Royston School and Edward Sheerian School. Therefore any playing field provision is additional to that already provided.

²⁰ This school is to be merged with Edward Sheerian School and decanted to the new ALC at Carlton. The site will be subject to redevelopment proposals which may involve the partial loss of playing fields. However this will be subject to consideration via the planning process and future consultations with Sport England. For now this is an estimate of the potential level of provision that will result following redevelopment

²¹ This school is to be merged with Royston School and decanted to the new ALC at Carlton. The playing field provision is to be retained for future community uses and will form part of the wider provision for the redevelopment of the combined St Michaels School located adjacent to the site. This is to be brought forward

Site Location	Existing Area of playing field provision (M2)	Proposed Area of playing field provision (M2)	Difference (M2)
Darton School,	58,115	58,158	43
The Dearne School	90,777	91,202	425
Kirk Balk	59,665	62,800	3,135
Penistone Grammar	54,880	69,060	14,180
Total	309,951	393,948	+83,997

6.3 The table above shows that, as a result of the delivery of the schemes under phase 1 of the programme, a net gain of 83,997 sqm of playing field provision is expected to result. Here, proposals will be subject to planning applications and further consideration. This is the equivalent of a net 8.4 hectare increase in provision as a result of phase 1 alone.

6.4 Sport England agreed these schemes and at the time of writing construction is now underway.

Phase 2

Site Location	Existing Area of playing field provision (M2)	Proposed Area of playing field provision (M2)	Difference (M2)
Greenacre	14,845	8,267	-6,578
Springwell	12,462	5,342	-7,120

under phase 3 where an increase in provision is expected. The provision is accounted for within the calculation for St Michaels under phase 3.

Site Location	Existing Area of playing field provision (M2)	Proposed Area of playing field provision (M2)	Difference (M2)
Shafton	0	53,763	+53,763
Priory School ²²	48,365	48,365	0
Willowgarth School ²³	53,879	53,879	0
Total	129,551	169,616	+40,065

- 6.5 Across phase 2 of the BSF delivery programme, it is expected that there will be a net gain of up to 40,065 M2 of playing field, equating to approximately 4 hectares of new playing field provision.
- 6.6 It was acknowledged however that the phase 2 schemes at Springwell and Greenacre (both of which are Special Schools), result in a net loss of playing field provision. However this was accepted on the basis that compensatory provision would make up for this shortfall as part of the wider BSF programme.

Phase 3

Site Location	Existing Area of playing field provision (M2)	Proposed Area of playing field provision (M2)	Difference (M2)
Wombwell/Foulstone ²⁴	0	54,729	54,729
Wombwell School ²⁵	65,672	32,836	32,836
Foulstone School	0	0	0

²² This school is to be merged with Willowgarth School and decanted to the new ALC at Shafton. The School site is to be the subject of redevelopment proposals which is expected to involve compensatory provision. This is expected to be subject to consideration via planning applications and the outcome of subsequent consultations. In this regard it is estimated that the compensatory provision will offset any potential loss.

²³ This school is to be merged with Priory School and decanted to the new ALC at Shafton. The playing field provision is to be retained for future community uses.

²⁴ This is a new school resulting from the merger of Wombwell School and Foulstone School. Therefore any playing field provision is additional to that already provided. Outline planning permission was granted in November 2009.

²⁵ The residual Wombwell High School is expected to be the subject of redevelopment proposals that may result in the partial loss of some playing field provision. Given that planning applications are yet to be determined it is assumed that there will be a 50% reduction in playing provision as a result of redevelopment.

Site Location	Existing Area of playing field provision (M2)	Proposed Area of playing field provision (M2)	Difference (M2)
Holgate School	76,517	81,141 ²⁶	4,624
Kingstone School	44,456	44,456	0
St Michaels	67,459	61,412	-6,147
Indicative totals	254,104	274,574	86,042

- 6.7 It should be noted that at the time of writing, the Phase 3 schemes remain subject to the grant of reserved matters approval. Therefore whilst the figures presented here are a clearer indication of the proposals, approval has not been given as yet. Nonetheless all of the Phase 3 schemes are expected to deliver an enhancement in the quality of playing field provision with an indicative increase in playing field provision of 86,042 square metres (net of any potential reduction as a result of possible redevelopment at the existing Wombwell School) across all schools that are affected by Phase 3. This equates to approximately 8.6 hectare increase in provision as a result of the implementation of the Phase 3 proposals. We acknowledge a reduction of 0.6 Ha, playing field provision at St Michaels and we address this issue in the next section, but it is important to note the net gain in playing field provision across phase 3.

²⁶ Additional playing field area to be provided as part of the redevelopment of the school and expected relocation of the buildings to a newly acquired site.

7. Addressing the Deficits for St Michaels Scheme

Maintaining Provision and Spatial Relationships

- 7.1 Under the proposals being considered at St Michaels it is acknowledged that there is a net loss of 6,147 sqm of playing field space.
- 7.2 However the relationship with the redevelopment proposals for other schools in the vicinity warrants further consideration.

Additional Provision in the vicinity under the BSF Programme

- 7.3 As part of the wider BSF programme, there is a site within a reasonable distance of the St Michaels School that are also the subject of redevelopment that being Carlton ALC, which is located less than 1.5 miles to the north.
- 7.4 At the new Carlton ALC there is 89,471 sqm of new playing field provision as a result of the construction of the new school. This provision is under the control of the Council and will be available for wider community uses and will also be of a high quality offering state of the art facilities for both students and the wider community alike. At the time of writing construction of the school at Carlton is underway with expected opening early in 2011. There is no substantive reduction in provision as a result of the merger of Royston and Edward Sheerian Schools as the existing level of provision at is to be retained at Edward Sheerian and included in the overall St Michaels scheme. A partial reduction in provision is anticipated at Royston. Further commentary is made in respect of the Edward Sheerian site below whilst the expected proposals for Royston are addressed in Section 8, and we acknowledge a reduction in playing field provision that may result. Nonetheless given the substantial new provision at Carlton alone, the interim deficit resulting from the St Michaels proposals (including the reductions in playing pitch provision already approved at Springwell and the possible result of proposals for the redevelopment of Royston) will be more than compensated by the net addition in provision at Carlton.
- 7.5 Notwithstanding the interim deficits in provision, the result of this approach is a net gain of playing field provision in the locality, with redevelopment providing a qualitative improvement in provision and state of the art facilities for both students and the wider community.
- 7.6 Therefore in terms of the ultimate outturn for playing pitch provision within the locality the position is as follows:

Row	School	Change in provision
A	Carlton	66,214 ²⁷
B	Springwell	- 7,120 loss
C	St Michaels/Edward Sheerian	- 6,147 loss
	Total change in provision	52,947 gain

- 7.7 It is clear therefore that, as a result of the whole BSF programme a gain of 52,947 sqm of playing pitch provision is the outcome and this accounts for the approved reduction at Springwell, the potential redevelopment at Royston and the reduction now proposed at St Michaels.

Curriculum Considerations

- 7.8 The design of the facility has been developed taking account of the requirements of the sports curriculum, and the specialist nature of the facility itself. Therefore we consider that the level of provision present within the proposal will be sufficient to meet this requirement. Delivery of the curriculum will not be prejudiced as a result in the new reduction playing field provision.

Approach to Community Uses

- 7.9 Condition 22 of outline planning permission 2009/1368 (the substantive planning permission) set out the requirement for a community use agreement to be entered into prior to the school being occupied. The condition states:

"Prior to the building being occupied, a Community Use Agreement shall be submitted to and approved in writing by the Local Planning Authority. The Agreement shall include details of the pricing policy, hours of use, access by non school users, management responsibilities and a mechanism for review. Thereafter, the approved

²⁷ This figure is net of the potential reduction resulting from redevelopment proposals at Royston (89,471 – 23,257)

Agreement shall be fully implemented before the development is brought into use."

- 7.10 A key principle behind the BSF programme is that, where appropriate, the new school buildings will be placed at the heart of the communities they serve. As this is the case, it is fully expected that the schemes will be available for wider community uses.

Summary

- 7.11 Sport England Policy states that an objection would be raised to the loss of playing field provision as a result of development proposals. However Sport England may reconsider their position and sets out circumstances where 5 exceptions apply. These are reviewed at Section 5 of this report. With regard to the positions at Springwell we consider that as part of the overall approach to the BSF programme, adequate compensatory provision will be provided in the locality (on land that is under the control of the applicant) that will offset any reduction on the individual site. The School has confirmed that the loss will not prejudice curriculum delivery.

8. Residual Land

8.1 The implementation programme seeks a reduction in the number of Secondary schools across the borough by 4. In part this will be achieved through a combination of school amalgamations to both existing school sites and decanting to entirely new sites. In this regard 3 of the new schools are located on brand new sites. The schools in question are:

- Carlton (an amalgamation of Royston and Edward Sheerian Schools)
- Shafton (an amalgamation of Priory and Willowgarth Schools)
- Wombwell (an amalgamation of the existing Wombwell and Foulstone Schools on to a new school site.

8.2 The sites where schools are to be combined on to existing school sites are as follows:

- Kingstone/Holgate
- St Michaels – a new through-school using the Edward Sheerian site already accounted for in Phase 1

8.3 Invariably, there will therefore be a supply of residual land following completion of the programme. Set out below is the approach to how this land forms part of the overall provision of playing pitches within the Borough.

The role of Residual Land

8.4 In terms of the potential approach to the residual land this is set out in the table below:

Programme phase	Residual Site	Future Role
1	Edward Sheerian	School to be demolished and playing fields retained with residual site to form part of the St Michaels School redevelopment for phase 3.
1	Royston	Half of the site is to be retained as playing field provision. Half of the site is to be the subject of

		development proposals.
2	Willowgarth	The existing Playing Fields are to be retained for community uses whilst the footprint of the building is to be the subject of redevelopment proposals. This is expected to result in no net change in provision.
2	Priory	There is to be a phased redevelopment of the site with expected compensatory provision to be made via remediation of a nearby site to offset any potential loss.
3	Kingstone	The site of school buildings is to be sold for redevelopment (expected to be housing). However the sports hall is to be retained along with existing playing fields.
3	Wombwell	The existing playing fields are to be retained in part and made available. The potential loss is to be offset by the new provision to be made at the new Wombwell school
3	Foulstone	The Foulstone School does not contain existing playing field provision and so redevelopment proposals associated with this site should not involve the loss of playing field provision.

8.5 It should be noted that the approaches set out above remain subject to final approval and the consideration of planning applications.

9. Delivery

- 9.1 To provide certainty that across all phases the proposals will be delivered, the following should be noted.

Ownership

- 9.2 All areas of land that are referred to within this document are in public ownership or fall under the control of Barnsley Metropolitan Borough Council. There are therefore no known issues regarding land availability or accessibility.

Funding

- 9.3 For all phases of the BSF programme, public funding streams are in place to assure delivery. It is important to note that the programme survived the recent round of budget cuts by Central Government in respect of the BSF programme. In addition given that phase 3 is the final phase of the programme, funding is likely to remain in place until complete.

Planning Control

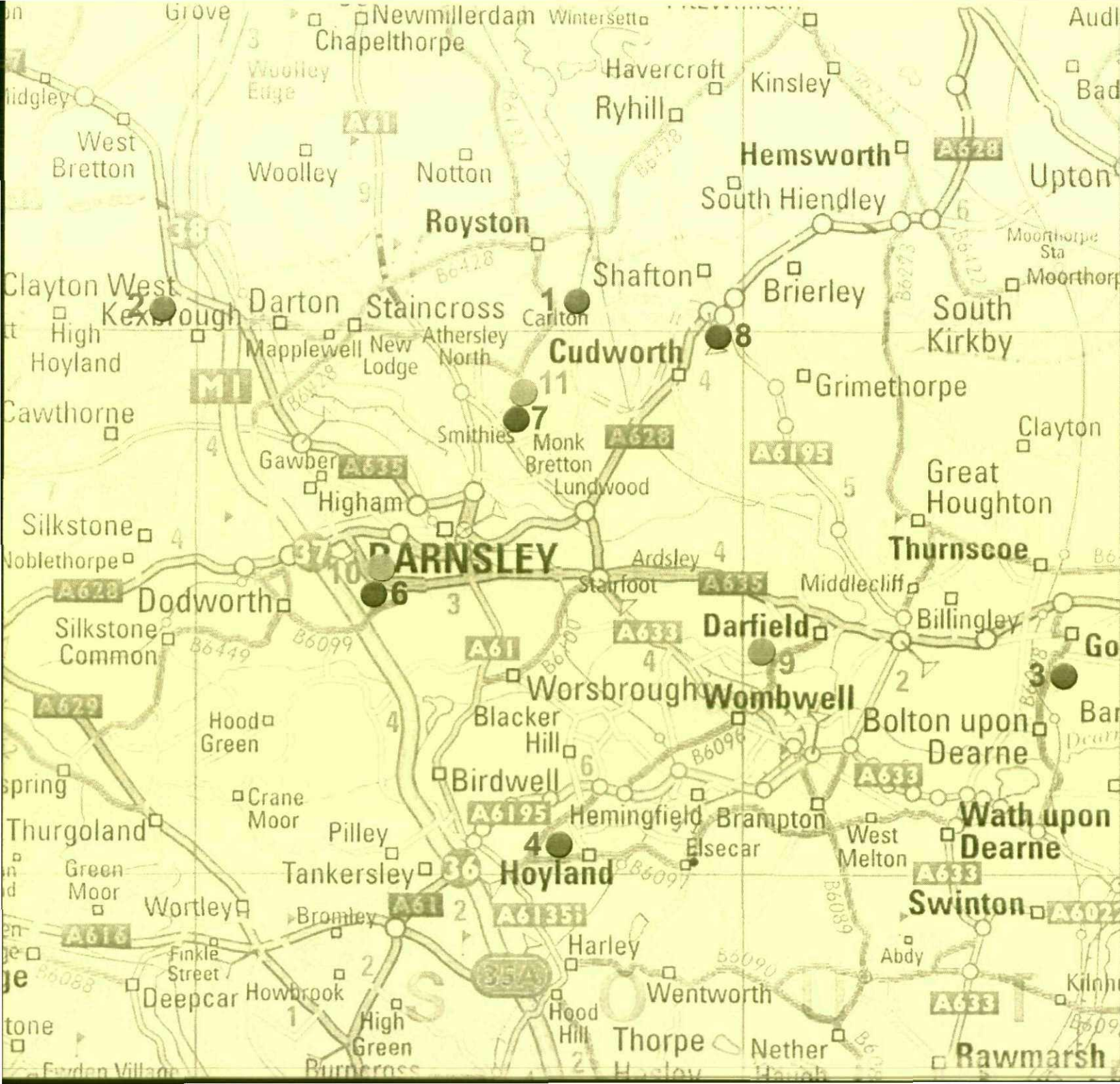
- 9.4 Aside from those sites that are currently under construction in phases 1 and 2, the phase 3 sites remain subject to the grant of Reserved Matters approval.
- 9.5 A similar case also applies to for the residual sites which, should redevelopment proposals come forward on these, then the same considerations would also apply in terms of the a substantive planning permission.
- 9.6 It should also be noted that the residual sites also benefit from planning policy protection in the saved UDP. Barnsley Metropolitan Borough Council, as local planning authority will be an arbiter in this process and Sport England will be a consultee on any proposals that comes forward as a result.
- 9.7 To provide additional comfort the entering into a unilateral undertaking to ensure compensatory provision is a mechanism to consider at the appropriate time. However, given that the sites are under the control of a public body, the relevant planning policy context is also a factor, and the redevelopment proposals of the majority of sites (both new facilities and the disposal of residual site) are not yet the subject of applications for the relevant planning approvals we consider that adequate planning control exist and the entering into a unilateral undertaking to be unnecessary.

- 9.8 Therefore adequate controls are in place to ensure that the overall objectives of the BSF programme in terms of playing field provision are delivered and benefits accrue subsequently.

10. Conclusions

- 10.1 Through the BSF delivery programme, the update to this report clearly shows that across the Borough, there will be a net increase in the quantity and enhancement in the quality of playing field provision, as and when the delivery is complete in 2012.
- 10.2 We acknowledge that in the case of two individual sites already approved under phase 2 and the proposals relating to the new St Michaels ALC, there will be a net reduction in playing field provision. However compensatory provision is accounted for in the respective localities across all phases of the programme and these facilities are expected to be available for community uses. This report sets out how this is to be achieved.
- 10.3 The approach to residual land also assures the retention of playing field facilities and their availability for community uses.
- 10.4 In terms of implementation and delivery, all of the land in question falls under the control of BMBC and in this regard there are no known issues of ownership. In addition, funding for delivery of the programme is in place and in this regard delivery is assured. Whilst we acknowledge that Reserved Matters approvals are not yet in place for the phase 3 schemes, adequate controls are in place to assure delivery of the overall approach.

Appendix 1 – Map Showing Locations of BSF Schools across the Borough



Figures for playing field area after development - submitted for planning

No.	SCHOOL	Current playing field area sq m
1	Carlton (Combined Royston & Edward Sheerien)	81,623
2	Darton	58,115
3	Dearne	90,777
4	Kirk Balk	59,665
5	Penistone	54,880
6	Greenacre	14,845
7	Springwell	12,462
8	Shafton (Combined Priory and Willowgarth)	129,551
9	Wombwell Foulstone	65,672
10	Holgate Kingstone	120,973
11	St Michael's	32,350

OVERALL GAIN IN PLAYING FIELD
212,511 SQ M = 21.25 H

Note:- Phase 2 and 3 schools remain subject to planning permission and reserved matters

Appendix 2 – Indicative Playing field Provision Table by Site and BSF Phase

BSF Phase	Site Location	School Redevelopment, New school or to be replaced	Existing Area of playing field provision (M2)	Proposed Area of playing field provision (M2)	Difference (M2)	Comments
1	Carlton School, Carlton Lane	New School	0	89,471	89,471	Provision approved and on site
	Royston School	To be replaced	46,514	23,257	-23,257	Site being considered for partial redevelopment. Therefore it is assumed that approximately 50% of playing field provision could be retained.
	Edward Sheerian	To be replaced	Figure included in phase 3 calculation	Figure included in phase 3 calculation	0	School buildings to be demolished and incorporated into the redevelopment of St Michaels School at Phase 3. Area of demolition to be returned to playing field. Figure for demolished area to be accounted for as part of phase 3 proposals for St Michaels.
1	Darton School,	Redevelopment	58,115	58,158	43	Provision approved and on site
1	The Dearne School	Redevelopment	90,777	91,202	425	Provision approved and on site
1	Kirk Balk	Redevelopment	59,665	62,800	3,135	Provision approved and on site
1	Penistone Grammar	Redevelopment	54,880	69,060	14,180	Provision approved and on site

BSF Phase	Site Location	School Redevelopment, New school or to be replaced	Existing Area of playing field provision (M2)	Proposed Area of playing field provision (M2)	Difference (M2)	Comments
2	Greenacre	Redevelopment	14,845	8,267	-6,578	Changes to provision approved and development started on site
2	Springwell	Redevelopment	12,462	5,342	-7,120	Changes to provision approved and development started on site
2	Shafton	New School	0	53,763	53,763	New provision on a new site. Net additional provision overall. Development underway
	Priory School	To be replaced	48,365	48,365	0	Site being considered for redevelopment with compensatory provision being made on an adjacent site. This will be considered via the planning process.
	Willowgarth School	To be replaced	53,879	53,879	0	Existing playing field provision to be retained. Only the building foot print will be subject to redevelopment proposals.
3	Wombwell/Foulstone	New School	0	54,729	54,729	New provision on a new site. Net additional provision overall.

BSF Phase	Site Location	School Redevelopment, New school or to be replaced	Existing Area of playing field provision (M2)	Proposed Area of playing field provision (M2)	Difference (M2)	Comments
	Wombwell School	To be replaced	65,672	32,836	-32,836	Site being considered for partial redevelopment. Therefore it is assumed that approximately 50% of playing field provision could be retained.
	Foulstone School	To be Replaced	0	0	0	The site does not contain any existing playing fields therefore no change is expected.
	Holgate School	Redevelopment	76,517	81,141	4,624	site of existing school buildings to be demolished and turned to additional playing field uses. Additional adjacent site to be acquired and used for new school buildings for combined Holgate/Kingstone school
	Kingstone School	To be replaced	44,456	44,456	0	playing fields and recent sports hall and facilities to be retained. School buildings to be demolished and that part of the site to be redeveloped for a commercial venture.

BSF Phase	Site Location	School Redevelopment, New school or to be replaced	Existing Area of playing field provision (M2)	Proposed Area of playing field provision (M2)	Difference (M2)	Comments
3	St Michaels	Redevelopment	67,459 ²⁸	61,412	-6,147	Site to be redeveloped and combined with the former Edward Sheerian School to form a "through school" for education to 18. Reduced development footprint resulting in increased playing pitch provision.
		Indicative total all phases	693,607	838,138	144,531	
		Phase 1	309,951	393,948	83,997	
		Phase 2	129,551	169,616	40,065	
		Phase 3	254,104	274,574	86,042	

Notes

- All phase 3 sites remain subject to the grant of Reserved Matters Approval. Therefore figures are subject to further consideration.
- The redevelopment of residual sites remains subject to final approval and the grant of respective planning permissions.

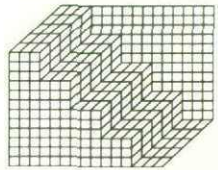
²⁸ Figure includes provision retained by Edward Sheerian School.

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Barnsley BSF Stage 3 - St. Michael's/ Joint ALC

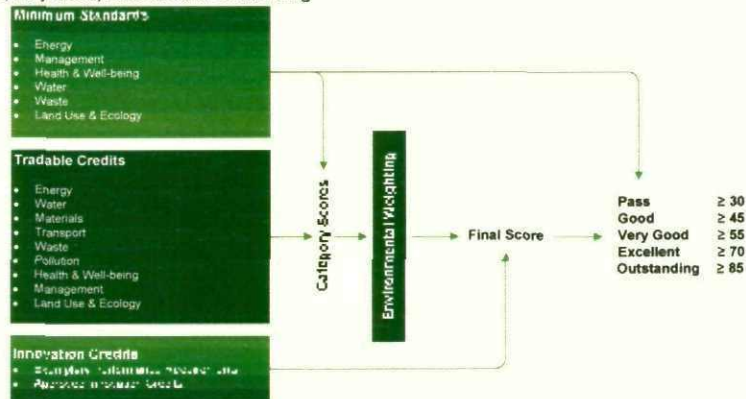
BREEAM Education 2008



BREEAM Overview

BREEAM (Building Research Establishment's Environmental Assessment Method), is the World's leading and most widely used environmental assessment method for buildings. It sets the standard for best practice in sustainable design and is the standard measure used to describe a building's environmental performance. The purpose of carrying out a BREEAM assessment is to mitigate the impact of buildings on the environment, enable buildings to be recognised according to their environmental benefits, provide a credible environmental label and stimulate demand for sustainable buildings.

The below figure provides an example of the BREEAM assessment method: the score is composed of weighted points from achieving minimum standards, tradable credits and innovation credits in ten categories. These credits are then added together to produce a single overall score on a scale of Pass, Good, Very Good, Excellent and Outstanding

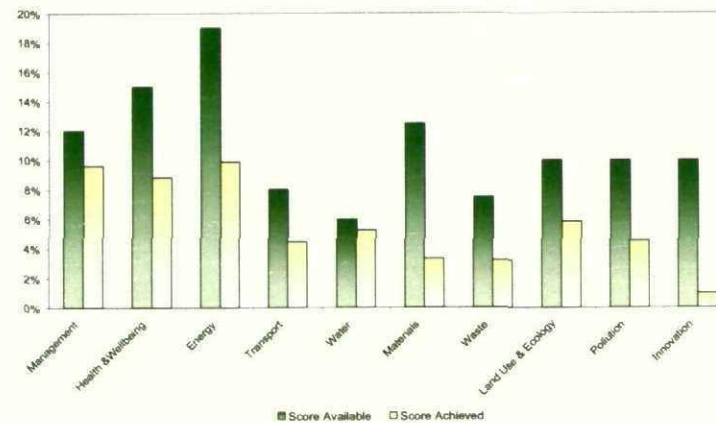


St. Michaels/ Joint ALC

The BREEAM pre-assessment for St. Michaels Joint ALC has been completed through examination of the design plans and discussion with key members of the Design Team to achieve the target score of BREEAM Very Good. The figure below summarises the current BREEAM pre-assessment breakdown of scores within each category. The St. Michaels Joint ALC scores particularly well with respect to the Management and Water elements.

Through conservative estimates of credits and the nature of the site, the development fails to score particularly well on the Materials section. The St. Michaels Joint ALC currently scores 55.92%, which meets the 55% required to achieve a Very Good rating.

Assessed Building's BREEAM Performance by Section



Ref	Credit	Credit Aim	Expected Credits	Available Credits	Ownership	Credit Validation
01 Management						
Man 1	Commissioning	To recognise and encourage an appropriate level of building services commissioning that is carried out in a co-ordinated and comprehensive manner, thus ensuring optimum performance under actual occupancy conditions	2	2	Contractor	Two credits achievable. Full commissioning of the building services will be undertaken before and after occupancy for 12 months. Specialist commissioning managers will be appointed to oversee the complex systems.
Man 2	Considerate Constructors	To recognise and encourage construction sites which are managed in an environmentally and socially considerate and accountable manner.	2	2	Contractor	Two credits achievable. A score of between 32 and 35.5 must be achieved in the Considerate Constructors Scheme, with a minimum score of 3 in each section.
Man 3	Contraction Site Impacts	To recognise and encourage construction sites managed in an environmentally sound manner in terms of resource use, energy consumption and pollution.	4	4	Contractor	Four credits achievable. A structured framework for managing construction site impacts must be implemented on-site. This will include: monitoring of CO ₂ from site activities and transport, monitoring of water consumption on-site, implementing best practice in terms of air and water pollution on-site, implementation of an environmental materials policy and operational of an Environmental Management System. In addition to this all timber should be FSC certified.
Man 4	Building User Guide	To recognise and encourage the provision of guidance for the non-technical building user so they can understand and operate the building efficiently	1	1	Contractor	One credit achievable. A building user guide for FM Staff and non-technical building users will be produced which covers aspects of the building's operation including building services, energy transport and training.
Man 5	Site Investigation	To recognise and encourage detailed site investigation to ensure the building accounts for site conditions and any remedial action required is taken.	1	1	Geotechnical Engineer	One credit achievable. A compliant site investigation has been undertaken before stage C and meets the relevant codes of practice.
Man 6	Consultation	To involve the relevant stakeholders (including building users, business, residents and local government) in the design process in order to provide buildings fit for purpose and to increase local "ownership"	1	2	Contractor/ Architect	One credit achievable. Consultation with the Design Team and the local community has been undertaken and feedback from the stakeholders incorporated into the design. The second credit will not be achieved as the consultation will not use an independent method carried out by a third party.

Man 7	Shared Facilities	To recognise and encourage flexible buildings designed to cater for shared use with the local community	2	2	Architect	Two credits achievable. Potential users of shared facilities must be consulted regarding the design and access to the facilities. Any shared facilities must be suitably secure to ensure members of the public do not gain uncontrolled access to other parts of the building.
Man 8	Security	To recognise and encourage the implementation of effective design measures that will reduce the opportunity for and fear of crime on the new development	1	1	Architect	One credit achievable. Advice on designing out the opportunity for crime in line with the Secured by Design (SBD) principles must be sought and incorporated.
Man 9	Publication of Building Information	To recognise and encourage the publication of information related to the aspects of the design and procurement process' which reduce the overall environmental impact of the building	0	1	Contractor	No credits assumed. Information regarding the design process which reduces overall environmental impact must be published. This may be achievable, but is not currently assumed.
Man 10	Development as a Learning Resource	To recognise and encourage the use of the building and site as a learning resource for demonstrating environmental awareness	1	1	Architect/ Landscape Architect	One credit achievable. The building and landscape will incorporate features to demonstrate local /global impacts of buildings and operation and possible methods for mitigation.
Man 11	Ease of Maintenance	To recognise and encourage the specification of a building and building services that can be easily maintained during their lifecycle.	1	1	Design Team	One credit achievable. The design team will refer to the relevant CIBSE guidance on the maintenance of the building and building services so they can be easily maintained during their lifecycle.
Man 12	Life Cycle Costing	To recognise and encourage the development of a Life Cycle Cost (LCC) analysis model for the project to improve design, specification and through-life maintenance and operation.	0	2	Contractor	No credits assumed. Life cycle costing must be undertaken at a strategic level for the first credit to be awarded. The results must be implemented into the design for the second credit to be awarded. These credits may be achievable, but are not currently assumed.
12 Health & Well-being						
Hea 1	Daylighting	To give building users sufficient access to daylight	1	1	Architect/ M&E Engineer	One credit achievable It is expected that the layout should meet the requirement for 80% of occupied areas to achieve a 2% daylight factor for the credit to be awarded.
Hea 2	View Out	To allow occupants to refocus their eyes from close work and enjoy an external view, thus reducing the risk of eyestrain and breaking the monotony of the indoor environment.	1	1	Architect	One credit achievable. Any workstation for building users must be within 7m of a suitably sized window. The furniture layout will need to meet this requirement, even though the room depth is above 7m.
Hea 3	Glare Control	To reduce problems associated with glare in occupied areas through the provision of adequate controls.	1	1	Architect	One credit achievable. User controlled shading must be provided on all windows, doors and rooflights in relevant building areas.

Hea 4	High Frequency Lighting	To reduce the risk of health problems related to the flicker of fluorescent lighting	1	1	M&E Engineer	One credit achievable. All fluorescent and compact fluorescent lights should be fitted with high frequency ballasts.
Hea 5	Internal and External Lighting Levels	To ensure lighting has been designed in line with best practice for visual performance and comfort.	1	1	M&E Engineer	One credit achievable. The relevant CIBSE codes of practice for internal and external lighting levels should be met to award this credit.
Hea 6	Lighting Zones and Controls	To ensure occupants have easy and accessible control over lighting within each relevant building area.	1	1	M&E Engineer	One credit achievable. Lighting should be zoned to allow separate occupant control where necessary.
Hea 7	Potential for Natural Ventilation	To recognise and encourage adequate cross flow of air in naturally ventilated buildings and flexibility in air-conditioned/mechanically ventilated buildings for future conversion to a natural ventilation strategy.	0	1	M&E Engineer	No credit assumed. It is assumed that this credit will not be possible to award.
Hea 8	Indoor Air Quality	To reduce the risk to health associated with poor indoor air quality.	0	1	M&E Engineer	No credit assumed. Due to roof plant constraints the air intakes and extracts will not be over 10m apart, therefore the credit can not be awarded.
Hea 9	Volatile Organic Compounds	To recognise and encourage a healthy internal environment through the specification of internal finishes and fittings with low emissions of volatile organic compounds (VOCs).	0	1	Architect	No credits assumed. Specified Internal finishes and fittings must include low emissions of VOCs. This credit may be achievable, however further investigation must be provided
Hea 10	Thermal Comfort	To ensure, with the use of design tools, that appropriate thermal comfort levels are achieved.	1	1	M&E Engineer	One credit achievable. A full thermal analysis using compliant software will be undertaken. The credit will be awarded if the relevant BS101 standards are met.
Hea 11	Thermal Zoning	To recognise and encourage the provision of user controls which allow independent adjustment of heating/cooling systems within the building.	0	1	M&E Engineer	No credit assumed The temperature in each room will be controlled via the BMS system, as opposed to the occupants. The credit will not be possible to award.
Hea 12	Microbial Contamination	To ensure the building services are designed to reduce the risk of legionellosis in operation.	1	1	M&E Engineer	One credit achievable. All water systems must be designed in compliance with the relevant Approved Code of Practice (ACoP) guidelines.
Hea 13	Acoustic Performance	To ensure the acoustic performance of the building meets the appropriate standards for its purpose.	0	3	Acoustician	No credits assumed. Currently a conservative estimate has been made regarding the credits for acoustic performance. The acoustician confirms that two credits may be possible, however these are assumed at the current time
Hea 16	Drinking Water	To provide appropriate and available supplies of free, fresh, chilled drinking water to building occupants throughout the day	1	1	M&E Engineer	One credit achievable. Water fountains will be provided throughout the school. A compliant type and number must be provided for the credit to be awarded.

Hea 17	Specification of Laboratory Fume Cupboards	To ensure that laboratory fume cupboards and safety cabinets are designed and specified in accordance with best practice.	1	1	Furniture Supplier	One credit achievable. The fume cupboards specified meet the relevant BS88 standards and discharged velocity.
03 Energy						
Ene 1	Reduction of CO ₂ Emissions	To recognise and encourage buildings that are designed to minimise the CO ₂ emissions associated with their operational energy consumption.	6	15	M&E Engineer	6 credits achievable. Currently a conservative estimate of 6 of a possible 15 credits has been assumed until further energy analysis has been undertaken. This is likely to improve as all of the heating will be supplied from biomass and in addition a wind turbine contribute towards the electricity demand.
Ene 2	Sub-metering of Substantial Energy Uses	To recognise and encourage the installation of energy sub-metering that facilitates the monitoring of in-use energy consumption.	1	1	M&E Engineer	One credit achievable. Accessible energy sub-meters labelled with end energy consuming use will be provided for the major building systems. These will be connected to a BMS for monitoring.
Ene 3	Sub-metering of High Energy Load and Tenancy Areas	To recognise and encourage the installation of energy sub-metering that facilitates the monitoring of in-use energy consumption by tenant or end user.	0	1	M&E Engineer	No credits assumed. It is not currently expected that accessible energy sub-meters labelled with end energy consuming use should be provided to all relevant function areas and departments.
Ene 4	External Lighting	To recognise and encourage the specification of energy-efficient light fittings for external areas of the development.	1	1	M&E Engineer	One credit achievable. Energy efficient light fittings will be installed in all external areas of the site.
Ene 5	Low or Zero Carbon Technologies	To reduce carbon emissions and atmospheric pollution by encouraging local energy generation from renewable sources to supply a significant proportion of the energy demand.	3	3	M&E Engineer	Three credits achievable. A LZC feasibility study has been undertaken for Barnsley BSF which recommends biomass and wind as the most suitable options on-site. These systems will reduce carbon emissions by over 15% to award all 3 credits.
Ene 8	Lifts	To recognise and encourage the specification of energy-efficient transportation systems.	1	2	M&E Engineer	One credit achievable. An analysis of transport demand and patterns for the school will be carried out to determine the optimum number and size of lifts and counterbalancing ratio, and the strategy with the lowest energy consumption specified. A further credit may be awarded if energy efficient features are specified.
Ene 10	Free Cooling	To reduce the dependency of the building on conventional mechanical refrigeration to provide adequate thermal comfort conditions.	1	1	M&E Engineer	One credit achievable The building will utilise free cooling strategies.
Ene 11	Energy Efficient Fume Cupboards	To ensure the energy-efficient design and operation of fume cupboards in laboratory areas.	0	1	M&E Engineer	No credits assumed. The fume cupboard mechanical design must meet Good Practice Guidelines 320. This may be achieved, however is not currently awarded.

04 Transport

Tra 1	Provision of Public Transport	To recognise and encourage development in proximity to good public transport networks, thereby helping to reduce transport-related emissions and traffic congestion.	2	3	Architect	Two credit achievable. Two credits have been awarded based on a preliminary investigation into the provision of public transport. A further credit may be awarded if new routes pass the school, or existing routes increase in frequency.
Tra 2	Proximity to Amenities	To encourage and reward a building that is located in proximity to local amenities, thereby reducing the need for external travel or multiple trips.	0	1	Architect	No credits assumed. It is not currently known if the required facilities are within the compliant distance of the school entrance. This may be awarded if the facilities in place or to be built.
Tra 3	Cyclist Facilities	To encourage building users to cycle by ensuring adequate provision of cyclist facilities.	1	2	Landscape Architect/ Architect	One credit achievable. The cycle spaces on site will meet the number and compliance requirements for one credit to be awarded. A further credit will be awarded if drying space or compliant lockers are incorporated into the design.
Tra 4	Pedestrian and Cyclist Safety	To recognise and encourage the provision of safe and secure pedestrian and cycle access routes on the development.	1	1	Landscape Architect	One credit achievable. The site design will comply with best practice to ensure the safety of pedestrians and cyclists.
Tra 5	Travel Plan	To recognise the consideration given to accommodating a range of travel options for building users, thereby encouraging the reduction of user reliance on forms of travel that have the highest environmental impact.	0	1	BMBC	No credits assumed. A travel plan/transport assessment has been undertaken by Barnsley Metropolitan Borough Council, however this is not currently compliant. If the recommended amendments are made, then the credit will be achievable.
Tra 8	Deliveries and Manoeuvring	To ensure that safety is maintained and disruption due to delivery vehicles minimised through well-planned layout and access to the site.	1	1	Landscape Architect	One credit achievable. The site will be designed to ensure there is suitable areas for delivery and access.

05 Water

Wat 1	Water Consumption	To minimise the consumption of potable water in sanitary applications by encouraging the use of low water use fittings.	3	3	M&E Engineer	Three credits achievable. Low water sanitary fittings will be specified as with the previous phases. Half of the rainwater from the roof will contribute towards WC flushing, therefore three credits have been assumed.
Wat 2	Water Meter	To ensure water consumption can be monitored and managed and therefore encourage reductions in water consumption	1	1	M&E Engineer	One credit achievable. A water meter will be installed on the mains water supply to the building.

Wat 3	Major Leak Detection	To reduce the impact of major water leaks that may otherwise go undetected.	1	1	M&E Engineer	One credit achievable. A compliant leak detection system will be installed which is capable of detecting major leaks on the water supply between the building and site boundary.
Wat 4	Sanitary Supply Shut Off	To reduce the risk of minor leaks in toilet facilities.	1	1	M&E Engineer	One credit achievable. Solenoid valves will be installed on the water supply to each toilet area and the flow of water controlled through a link to sensors/detectors in each toilet facility.
Wat 5	Water Recycling	To encourage the collection and re-use of waste water or rainwater to meet toilet flushing needs and reduce the demand for potable fresh water.	0	1	M&E Engineer	No credits assumed Rainwater harvesting will be integrated at St. Michael's, however at this point there is not enough information on whether this will meet the requirements. The credit may
Wat 6	Irrigation Systems	To reduce the consumption of potable water for ornamental planting and landscape irrigation.	1	1	Landscape Architect	One credit achievable. Credit awarded by default as the landscaping will be irrigated by precipitation.
06 Materials						
Mat 1	Materials Specification (Major Building Elements)	To recognise and encourage the use of construction materials with a low environmental impact over the full life cycle of the building.	3	6	Architect	Three credits achievable. It has been assumed that three credits will be achievable based on scores awarded in the previous phases. Further analysis will be undertaken at the next stage.
Mat 2	Hard Landscaping and Boundary Protection	To recognise and encourage the specification of materials for boundary protection and external hard surfaces that have a low environmental impact, taking account of the full life cycle of materials used.	0	1	Landscape Architect	No credits assumed. It is not currently expected that this credit will be awarded.
Mat 3	Re-Use of Façade	To recognise and encourage the in-situ reuse of existing building façades.	0	1	Structural Engineer	No credits assumed. This credit will not be awarded as the school does not utilise any existing façade.
Mat 4	Re-Use of Structure	To recognise and encourage the reuse of existing structures that previously occupied the site.	0	1	Structural Engineer	No credits assumed. This credit will not be awarded as the school does not utilise any existing structure.
Mat 5	Responsible Sourcing of Materials	To recognise and encourage the specification of responsibly sourced materials for key building elements.	0	3	Contractor/ Architect	No credits assumed. Currently a conservative estimate of no credits has been assumed. It may be possible to improve on this in the next stage if evidence is provided that materials have been responsibly sourced.
Mat 6	Insulation	To recognise and encourage the use of thermal insulation which has a low embodied environmental impact relative to its thermal properties and has been responsibly sourced.	0	2	Architect	No credits assumed. A conservative score of no credits is currently assumed. One credit may be awarded if the insulation has a low embodied impact. Another credit will be awarded if the insulation is responsibly sourced.

Mat 7	Designing for Robustness	To recognise and encourage adequate protection of exposed parts of the building and landscape, therefore minimising the frequency of use of replacement materials.	1	1	Architect/ Landscape Architect	One credit achievable. The architect and landscape architect have confirmed that suitable protection measures will be designed to protect the building and landscaping.
07 Waste						
Wst 1	Construction Site Waste Management	To promote resource efficiency via the effective and appropriate management of construction site waste.	1	4	Contractor	One credit achievable. A conservative estimate of one credits has been assumed. A further two credits will be awarded for implementing a SWMP with non-hazardous waste resource efficiency targets. An additional credit is available for diverting 75% by weight, or 65% by volume of non-hazardous waste from landfill and it has been reused.
Wst 2	Recycled Aggregates	To recognise and encourage the use of recycled and secondary aggregates in construction, thereby reducing the demand for virgin material.	0	1	Architect	No credit assumed. One credit may be awarded if more than 25% of the total high-grade aggregate is made up of recycled or secondary aggregate.
Wst 3	Recyclable Waste Storage	To recognise the provision of dedicated storage facilities for a building's operational-related recyclable waste streams, so that such waste is diverted from landfill or incineration.	2	2	Landscape Architect/ FM Team	Two credits achievable. A compliant recyclable waste store will be located within 20m of a building entrance. A recycling policy will be implemented by the school, therefore the credit can be awarded.
08 Land-Use and Ecology						
LE 1	Reuse of Land	To encourage the reuse of land that has been previously developed, and discourage the use of previously undeveloped land for building.	1	1	Landscape Architect	One credit achievable. The footprint of the school will be located in area of which the majority has been previously used in the previous 50 years.
LE 2	Contaminated Land	To encourage positive action to use contaminated land that otherwise would not have been remediated and developed.	0	1	Geotechnical Engineer	No credits assumed the site is not classified as contaminated, therefore the credit can not be awarded.
LE 3	Ecological Value of Site and Protection of Ecological Features	To encourage development on land that already has limited value to wildlife and to protect existing ecological features from substantial damage during site preparation and completion of construction works.	1	1	Landscape Architect	One credit achievable. This credit should be achieved if existing features of ecological value will be protected.
LE 4	Mitigating Ecological Impact	To minimise the impact of a building development on existing site ecology.	2	2	Ecologist	Two credits achievable. An estimated two credits will be achieved if there is no negative change in the ecological value of the site. An ecologist will be appointed at stage 2 to advise on planting schemes to achieve this.
LE 5	Enhancing Site Ecology	To recognise and encourage actions taken to maintain and enhance the ecological value of the site as a result of development	2	3	Ecologist	Two credits achievable. A conservative estimate of two credits is made at this stage. An ecologist will be appointed at stage 2 to advice on planting schemes to achieve a positive increase of up to 6 plant species.

LE 6	Long Term Impact of Biodiversity	To minimise the long term impact of the development on the site's, and surrounding area's, biodiversity.	0	2	Ecologist	No credits assumed. An ecologist will be appointed at stage 2. This credit may be possible if a landscape and management plan is produced and measures to protect and enhance ecology through the project are undertaken.
LE 7	Consultation with Students and Staff	To encourage the design team to include pupils and staff in the design of the school grounds.	1	1	Landscape Architect	One credit achievable. Consultation has been undertaken with staff and students regarding the landscaping and external design of the school.
LE 8	Local Wildlife Partnership	To encourage the design team to form a partnership with a local group that has wildlife expertise, in order to benefit from their local knowledge and ongoing support.	0	1	Landscape Architect	No credits assumed. Consultation with a local wildlife group has not yet been undertaken. This credit can be awarded if a partnership is set up between the design team and a local group with wildlife expertise.
09 Pollution						
Pol 1	Refrigerant GWP - Building Services	To reduce the contribution to climate change from refrigerants with a high global warming potential.	0	1	M&E Engineer	No credits assumed. Credit may be achieved if refrigerants used within the building services have a GWP of less than 5.
Pol 2	Preventing Refrigerant Leaks	To reduce the emissions of refrigerants to the atmosphere arising from leakages in cooling plant.	0	1	M&E Engineer	No credits assumed. Credits are assumed not achievable at present.
Pol 4	Nox Emissions from Heating Source	To encourage the supply of heat from a system that minimises NOx emissions, and therefore reduces pollution of the local environment.	0	3	M&E Engineer	No credits assumed. This credit is unattainable as biomass is used to meet the heating and hot water demand for the school.
Pol 5	Flood Risk	To encourage development in low flood risk areas or to take measures to reduce the impact of flooding on buildings in areas with a medium or high risk of flooding.	3	3	Civil Engineer	Three credits achievable The proposed development is located in flood zone 1 therefore is at a low risk of flooding and two credits can be awarded. The additional credit for implementing sustainable drainage solutions should also be achievable.
Pol 6	Minimising Watercourse Pollution	To reduce the potential for silt, heavy metals, chemicals or oil pollution to natural watercourses from surface water run-off from buildings and hard surfaces.	1	1	Civil Engineer	One credit achievable. Measures to reduce the risk of pollution to watercourses in line with PPG3 and the SUDS manual will be put into place.
Pol 7	Reduction of Night Time Light Pollution	To ensure that external lighting is concentrated in the appropriate areas and that upward lighting is minimised, reducing unnecessary light pollution, energy consumption and nuisance to neighbouring properties.	1	1	M&E Engineer	One credit achievable. The external lighting strategy will be designed in compliance with the Institute for Lighting Engineers Design Guidance.

Poi 8	Noise Attenuation	To reduce the likelihood of noise from the new development affecting nearby noise-sensitive buildings.	0	1	Acoustician	No credits assumed. A compliant noise impact assessment must be undertaken and any identified remediation measures undertaken to reduce the noise from the proposed school. This credit may be achievable, however is not currently awarded.
Innovation						
Man 2	Considerate Constructors	To recognise and encourage construction sites which are managed in an environmentally and socially considerate and accountable manner.	0	1	Contractor	No credits assumed. A score of 36 or more in the Considerate Constructors Scheme is required. This may be possible to achieve, however a conservative estimate of no credits is currently made.
Hea 1	Daylighting	To give building users sufficient access to daylight	0	1	M&E Engineer	No credits assumed. It is not expected that a daylight factor of 3% will be achieved in 80% of the rooms.
Ene 1	Reduction of CO ₂ Emissions	To recognise and encourage buildings that are designed to minimise the CO ₂ emissions associated with their operational energy consumption.	0	2	M&E Engineer	No credits assumed. These credits will not be achieved.
Ene 5	Low or Zero Carbon Technologies	To reduce carbon emissions and atmospheric pollution by encouraging local energy generation from renewable sources to supply a significant proportion of the energy demand.	1	1	M&E Engineer	One credits achievable. Carbon emission reductions from the biomass boiler and wind turbines will meet the 20% target for this credit to be awarded.
Wat 2	Water Meter	To ensure water consumption can be monitored and managed and therefore encourage reductions in water consumption	0	1	M&E Engineer	No credits assumed. This credit is not currently expected to be achieved, however could be if sub-meters are fitted to allow the metering of individual water-consuming building areas where demand is ≥10% of total water demand.
Mat 1	Materials Specification (Major Building Elements)	To recognise and encourage the use of construction materials with a low environmental impact over the full life cycle of the building.	0	1	Architect	No credits assumed. It is not expected that this credit will be awarded.
Mat 5	Responsible Sourcing of Materials	To recognise and encourage the specification of responsibly sourced materials for key building elements.	0	1	Contractor/ Architect	No credits assumed. It is not expected that this credit will be awarded.
Wst 1	Construction Site Waste Management	To promote resource efficiency via the effective and appropriate management of construction site waste.	0	1	Contractor	No credits assumed. The innovation credit can be awarded where 90% by weight, 80% by volume of non-hazardous construction waste is diverted from landfill and reused. This is not currently expected.
Inn 1	BREEAM Accredited Professional	To promote the use of a BREEAM AP assessor in the Design and construction process.	0	2	BREEAM Assessor	No credits assumed. This credit is not currently assumed, however two credits may be possible at a later stage.