

17 October 2005

Three Crowns School - Possible Future Use

Report

This report has been prepared in response to the Local Neighbourhood Partnership's request at its meeting on 11th July, 2005 that Cabinet receive a report on the future of Three Crowns Special School, which is due to close on 31st August, 2006.

The Development Team from Urban Regeneration has been consulted and has offered the following guidance:-

- The buildings are in poor condition and would require significant renovation if re-use were to be considered appropriate.
- The site is in the Green Belt. National planning policy allows for the redevelopment of such sites if they are identified in the Development Plan. While the site is not so identified, it could be appropriate for redevelopment if criteria set out in national planning policy can be met. Any development must be relative to the size of the existing footprint and proposals for any increase beyond this would require a compelling case to be presented.
- Any proposal must demonstrate that there is no significant intensification of activities on the site, or an increase in traffic generation that would have an adverse impact on the environment and amenities of the area. It should be noted that Skip Lane has limited capacity to accommodate any increase in traffic generation above the level that previously existed. Furthermore, the ability to enhance the existing access to the site is constrained by the presence of protected trees.
- The woodland part of the site is identified as a Site of Local Importance for Nature Conservation (SLINC) and enjoys protection under Policy ENV21, which states that any development which would destroy, damage or adversely affect a SLINC will not be permitted unless the reasons for a proposal outweigh the level of nature conservation value.

Officers are continuing to consider the future of the site in the context of the constraints outlined above and feel it would be premature to report to Cabinet at this stage. To assist with this preparatory work, any further suggestions that the Partnership may wish to make would be welcomed.

Recommendation

To note the report.

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