



STATEMENT OF COMMUNITY INVOLVEMENT

MORGAN SINDALL CONSTRUCTION (ON BEHALF OF DEPARTMENT FOR EDUCATION)

FORMER NEWALL GREEN HIGH SCHOOL, GREENBROW ROAD,
WYTHENSHAW, MANCHESTER, M23 2SX



STATEMENT OF COMMUNITY INVOLVEMENT

**On behalf of: MORGAN SINDALL CONSTRUCTION (ON BEHALF OF
DEPARTMENT FOR EDUCATION)**

**In respect of: FORMER NEWALL GREEN HIGH SCHOOL, GREENBROW
ROAD, WYTHENSHAW, MANCHESTER, M23 2SX**

Date: May 2023

Reference: 5051MA/R002

Author: KD/LF/JK

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1.0 Introduction

- 1.1 This Statement of Community Involvement ('the SCI') has been prepared on behalf of our client, Morgan Sindall Construction (on behalf of the Department for Education), to assist Manchester City Council ('the LPA') in the consideration of a full planning application for the partial demolition of existing buildings to the north of the main school building and refurbishment and extensions to the main school building, with associated hardstanding and landscape works ('the Proposed Development') at the Former Newall Green High School, Greenbrow Road, Wythenshawe, Manchester, M23 2SX ('the Site').
- 1.2 The Proposed Development is described in full detail within the accompanying Planning Statement prepared by DPP (reference: 5051MA/R001).
- 1.3 This SCI specifically relates to the scope of community involvement and consultation which has taken place in relation to the preparation of the planning application for the Proposed Development.

2.0 Planning Policy Background

2.1 This section of the SCI provides an overview of Government and local guidance in relation to community involvement in the planning system, as outlined within the following documents:

- National Planning Policy Framework ('NPPF') (2021)
- Manchester City Council's Planning & Development Statement of Community Involvement (2018)

National Planning Policy Framework ('NPPF')

2.2 The NPPF places increased emphasis on pre-application engagement and the front loading of applications in order to resolve issues at the pre-application stage and avoid unnecessary costs and delay at a later stage. At paragraph 39, it states that:

'Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.'

2.3 Encouragement to engage with the local community before an application is submitted is provided at paragraph 40 of the Framework:

'Local Planning Authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they do offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.'

2.4 Likewise, the importance of participation of consenting bodies in pre-application discussions is also stressed. Paragraph 42 states that such participation enables early consideration of all the fundamental issues relating to whether a particular development will be acceptable in principle.

2.5 In ensuring that the right information is submitted with an application to facilitate good decision taking, paragraph 43 of the Framework recommends that applicants, *'discuss what information is needed with the Local Planning Authority and expert bodies as early as possible'*.

Manchester City Council Statement of Community Involvement (2018)

2.6 This Statement of Community Involvement was published in June 2018 and covers the areas of Manchester City, setting out the Council's commitment to involving as many people and organisations in the planning process, including local plan preparation, neighbourhood planning activity, and the consideration of specific proposals subject to planning applications.

- 2.7 Section 9 – ‘How you can comment on planning applications’, sets out that for significant development proposals, the Council encourages developers to consult with the community before they submit a planning application. It is noted that pre-application consultation is beneficial to both the community and the developer as it allows the developer to design a proposal, taking on board the opinions of the community.
- 2.8 This section highlights that the following methods are likely to be suitable and should be used:
- **Letters sent to residents and businesses** – telling them what is proposed, how they can get more information and how they can give the developer their views;
 - **Public exhibition** – in an accessible location close to the development (e.g. library or supermarket) which tells the public about what is happening and gives them an opportunity to make comments;
 - **Website** – set up by the developer;
 - **Leaflet distributed to nearby streets and placed in facilities** – near the proposed developments which have a tear off slip for comments; and/or
 - **Social media** – used by the developer to advertise the development and associated consultation events.
- 2.9 Section 9 also sets out that where the applicant submits a planning application following the consultation, they are expected to accompany it with a record of the consultation that took place. Copies of responses will be requested and required for the planning submission, so that it can be seen how the developer incorporated people’s comments into their final proposal and for the Council to consider.
- 2.10 Appendix 1 – ‘Guidance on developer-led early engagement’, further re-iterates the LPA’s preference to see developers engage with stakeholders, including local communities, at an early stage before submitting a planning application
- 2.11 This section of the SCI also sets out a number of ‘Best practice examples’ that are believed to support positive early engagement with stakeholders on development proposals. Whilst not mandatory or exclusive, the Council advise the following, which are considered to be important in regards to developer/applicant responsibility:
- Consider how to best identify all stakeholders, bearing in mind the Council’s need to satisfy its public sector quality duty when making planning decisions;
 - Using a range of methods to suit a range of stakeholder needs;
 - Where consultation documents are lengthy, key messages should be highlighted and made available in a range of formats to suit stakeholders’ needs;
 - Information should be given to stakeholders about the timescale for consultation, how comments should be best made, how they will be responded to and what the next steps will be; and/or
 - Sufficient time should be allowed for individuals and groups to understand the proposals and co-ordinate a response.

- 2.12 It is acknowledged that public involvement at this stage should ensure that schemes that may give rise to issues of significant economic, environmental, or social impact, are well understood by the local community and other interested parties, and allow early consideration of the fundamental issues relating to whether a particular proposal would be acceptable in principle.

3.0 Consultation Programme and Outcomes

- 3.1 The following section provides details of the consultation programme that has taken place prior to the submission of the planning application. Details of the approach and the full extent of consultation is presented below, alongside a summary of the outcomes.

Pre-application

LPA

- 3.2 An earlier rendition of the Proposed Development had been subject to pre-application discussions with the LPA in October 2022 and it is understood that the LPA supported the scheme in principle, subject to further details on materials, visual appearance and whether community use of the site could be secured. It was also confirmed that the proposals would not have an impact on the Green Belt, but that the mature trees on the site should be retained where possible.
- 3.3 Following the above, a formal pre-application enquiry was submitted to the Council on 22nd March 2023, relating to the Proposed Development, and a pre-application meeting with the LPA was held on 6th April 2023 to discuss the updated proposals.
- 3.4 The case officer issued his pre-application response following the meeting on 6th April 2023. It was noted that the principle of the refurbishment and re-development of the school is one that the LPA are supportive of as the works would improve the energy efficiency of the school buildings and remove older elements of the school which are no longer suitable for educational use. The LPA noted that it was also indicated in the meeting that there would be a reduction in the overall capacity of the school to 750 pupils on the completion of the scheme with no alterations to vehicular access to the Site, which the LPA were supportive of.
- 3.5 Notwithstanding the above, MCRactive commented on the pre-application enquiry, stating concerns regarding the reduced size of the indoor sports facilities and querying whether the playing fields to the south-west would be used by the school. It was also noted that the 3G pitch on the site is redundant and if it were to be brought back into use, that would be a benefit. A response to these points has been provided in the Planning Assessment section of our Planning Statement (ref: R001).

Consultation Programme

- 3.6 Public consultation was undertaken by the Applicant in respect of the proposals with the local community between 28th March and 11th April 2023. An area of scope around Wythenshawe (Appendix A) for the leaflet and letter drop was identified by DPP in partnership with Morgan Sindall Construction.
- 3.7 A consultation letter (Appendix B) and leaflet (Appendix C) drop took place on 28th March 2023, whereby letters and leaflets were delivered to nearby residents and businesses, making them

aware of the proposals and directing them to a consultation webpage (Appendix D) where they could view further details of the proposals and provide their comments. The letters and leaflets were also emailed to the local ward councillors. Those consulted were also able to email or post their comments to DPP.

- 3.8 The consultation ended on 11th April 2023 and only one comment was received.

Consultation Outcomes

- 3.9 The comment received was a written letter received in the post, asking whether the development will have any impact on the residents of Scout Drive and the surrounding area.
- 3.10 DPP wrote back to the local resident explaining that the site is an existing school site and so the impact, once functional, will be similar to how it was previously. With that said, the maximum number of secondary school places of 750 pupils to be provided by the proposed development is in fact a decrease from the previous capacity of the existing school on the site, which was 900 pupils and so the operational impact of the school once complete could be argued to be slightly less than the previous use of the site as a school.
- 3.11 Notwithstanding the above, DPP acknowledged to the local resident that there may be a level of temporary disruption during the construction phase, but that this will be mitigated by the Construction Management Plan (CMP) submitted alongside the planning application.
- 3.12 The submitted CMP provides more details on the demolition and build programme including mitigation measures to be implemented in terms of movement construction traffic and operation times during the week, which will ultimately assist in reducing the level of impact on the local area. A designated point of contact will be identified for stakeholder liaison during the construction, who will consult nearby residents and will be able to respond to any queries.
- 3.13 As such, it is argued that, subject to a formal agreement with the LPA on the scope and level of detail provided in the supporting CMP, impacts on the residents of Scout Drive and the surrounding area will be mitigated appropriately during both the construction and operational phases of the development.

4.0 Summary and Conclusions

- 4.1 The Applicant has consulted with the LPA, consultees and relevant government bodies to ensure a collaborative approach has been taken to the development. The Applicant has also consulted with the local community and other key stakeholders to provide the opportunity for a wide cross section of views to be considered.
- 4.2 Given the lack of public feedback received, the final design and planning application has been informed by other key stakeholder input; such as the LPA, MCR Active, the MCC Education department and the school trust.
- 4.3 The consultation which has been undertaken accords with the NPPF and Manchester City Council's Statement of Community Involvement.

Appendix A - Consultation Area of Scope



Appendix B - Consultation Letter

DPP Planning
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125 Deansgate
Manchester
M3 2BY

info@dppukltd.com
www.dppukltd.com



FAO Resident/Occupier

Ref: 5200NE/L002

Date: 28th March 2023

Dear Sir/Madam,

NOTIFICATION OF PUBLIC CONSULTATION: Consultation regarding proposed development at the former Newall Green High School Site to the west of Greenbrow Road, Wythenshawe, Manchester, M23 2SX.

Introduction

On behalf of our clients, Morgan Sindall Construction (on behalf of the Department for Education), we write to you to invite you to comment on emerging proposals for the partial demolition of existing buildings to the north of the main school building and refurbishment and extensions to the main school building, with associated hardstanding and landscape works at the former Newall Green High School site.

The Proposed Development

The Proposed Development will see the retention of the central 'L' shaped building in the centre of the site, demolition of the buildings to the north of this, and two extensions to the retained building to provide a two-storey classroom block and sports hall.

The demolition will result in the creation of new hard standing for informal play in the centre of the Site, whilst informal soft and biodiversity areas with tree planting are proposed to the north of this. The 3G synthetic pitch in the north-western corner of the Site will also be enhanced as part of the proposals.

Please refer to the enclosed consultation leaflet for further details.

Your Invitation to Comment

We would welcome any comments or queries you may have regarding the Proposed Development. The following link provides you with access to our dedicated consultation website, through which you can find out more information about the proposals, and will provide you with an opportunity to comment via an online feedback form: www.dppukltd.com/dixonsacademy

Alternatively, you can post your comments to the DPP address at the header of this letter.

Please provide your comments by no later than **11th of April**.

Yours faithfully,

A handwritten signature in black ink that reads 'K. Dixon'.

Kayleigh Dixon
Associate Director
DPP

Cardiff

Leeds

London

Manchester

Newcastle upon Tyne

DPP One Limited
Company number 08129507
VAT number 138284595

Appendix C - Consultation Leaflet

PUBLIC CONSULTATION

DIXONS ACADEMY

Introduction

DPP are preparing to submit a planning application to Manchester City Council for the partial demolition of existing buildings to the north of the main school building and refurbishment and extensions to the main school building, with associated hardstanding and landscape works at the former Newall Green High School site, to the west of Greenbrow Road, Whythenshawe, Manchester, M23 2SX.

The application is being submitted on behalf of Morgan Sindall Construction and the Department for Education.

Undertaking public consultation with local residents in advance of submitting a planning application is an important part of the process for the applicants and allow members of the public and local community to engage with the vision for the site and to provide valuable feedback on the proposals.

The Site

The Site comprises the former Newall Green High School premises, located off Greenbrow Road.



Site Location Plan by IBI



Have your say

We would welcome any views or feedback in relation to the proposed development prior to the finalisation of the proposed plans and the submission of a planning application to the local authority.

Comments can be submitted electronically via the feedback form at the bottom of our consultation webpage: www.dppukltd.com/dixonsacademy or alternatively, please post any feedback to DPP Planning, SPACES, 125 Deansgate, Manchester, M3 2BY.

We would politely ask for all comments to be returned by the **11th of April 2023**.

Further details can be found at: www.dppukltd.com/dixonsacademy



PUBLIC CONSULTATION

DIXONS ACADEMY

The Proposal

The Dixons Trust's estate vision and ambition over the next 5 years is to consolidate the school and grow it, through the Proposed Development, to fill the maximum secondary school places of 750 pupils.

The Proposed Development will see the retention of the central 'L' shaped building in the centre of the site, demolition of the buildings to the rear of this, and two extensions to the retained building to provide a two-storey classroom block and sports hall. Development of the site into a single block provides a more cohesive layout; staff will have views and good site lines to large open spaces, allowing for continuous supervision of pupils. The proposed demolition and replacement extensions allow for simple segregation of the building for out of hours community use and will increase the amount of hard and soft open space within the site, where the buildings to be demolished is currently situated.

The demolition will result in the creation of new hard standing for informal play in the centre of the Site, whilst informal soft and biodiversity areas with tree planting are proposed to the north of this. The 3G synthetic pitch in the north-western corner of the Site will also be enhanced as part of the proposals.

A secure perimeter is proposed around the entirety of the Site, whilst the existing fences within the Site will be retained.

The new sports hall and enhanced 3G synthetic pitch will be available for community use, promoting the protection and enhancement of sports facilities, to facilitate greater levels of activity for all ages.

The proposals will result in the provision of 6 new parking spaces (including 3 accessible spaces and 1 minibus space) to the south of the sports hall, as well as 3 new cycle stands providing 6 cycle parking spaces. In the existing main car park, the existing drop off zone will be replaced by more standard parking spaces, whilst 5 drop off bays will be provided in the western portion of the car park. Overall, the main car park will comprise 69 parking spaces, including 4 accessible spaces, the 5 drop off bays and 14 EV charging points. The car park will operate an 'in and out' system with cars entering in the south and exiting in the north.

Proposed Masterplan



Proposed Landscape Masterplan by IBI

Further details can be found at: www.dppukltd.com/dixonsacademy



Appendix D – Consultation Webpage



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DIXONS ACADEMY, NEWALL GREEN

Dixons Academy, Newall Green



Introduction

DPP are preparing to submit a planning application to Manchester City Council for the partial demolition of the existing buildings to the north of the main school building and refurbishment and extensions to the main school building, with associated hardstanding and landscape works at the former Newall Green High School site, to the west of Greenbrow Road, Wythenshawe, Manchester, M23 2SX.

The application is being submitted on behalf of Morgan Sindall Construction, on behalf of the Department for Education, and subject to approval by the Local Planning Authority, would see the re-opening of the school and provide much needed school places.

Undertaking public consultation with local residents in advance of submitting a planning application is an important part of the process for the applicants and allow members of the public and local community to engage with the vision for the site and to provide valuable feedback on the proposals.

The Site

The Site comprises the former Newall Green High School premises, located off Greenbrow Road. It extends to approximately 2.86 hectares and consists of several buildings, as well as hardstanding and green space including a 3G synthetic playing field to the north of the buildings. The main school building is an inverted L-shape and sits relatively central in the campus. This building is situated to the south of numerous extensions and buildings also associated with the former school.



The Proposal

The Dixons Trust's estate vision and ambition over the next 5 years is to consolidate the school and grow it, through the Proposed Development, to fill the maximum secondary school places of 750 pupils.

The Proposed Development will see the retention of the central 'L' shaped building in the centre of the site, demolition of the buildings to the rear of this, and two extensions to the retained building to provide a two-storey classroom block and sports hall.

Development of the site into a single block provides a more cohesive layout; staff will have views and good site lines to large open spaces, allowing for continuous supervision of pupils. The proposed demolition and replacement extensions allow for simple segregation of the building for out of hours community use and will increase the amount of hard and soft open space within the site, where the buildings to be demolished is currently situated.

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A secure perimeter is proposed around the entirety of the Site, whilst the existing fences within the Site will be retained.

The new sports hall and enhanced 3G synthetic pitch will be available for community use, promoting the protection and enhancement of sports facilities, to facilitate greater levels of activity for all ages.

Providing your Feedback

We would welcome any views or feedback in relation to the proposed development prior to the submission of a planning application to the local authority. All comments received will be considered and responded to within a supporting Statement of Community Involvement which will be submitted as part of the planning application.

Comments can be submitted electronically via the feedback form at the bottom of this page, or alternatively, please post any feedback to **DPP Planning, SPACES, Deansgate, 125 Deansgate, Manchester, M3 2BY.**

We would politely ask for all comments to be returned by no later than **Tuesday 11th of April 2023.**

Once the planning application has been submitted, full details will be available on the Council's website and there will be a further opportunity to comment.

We look forward to receiving your comments on the proposed development.

FEEDBACK FORM

YOUR NAME	YOUR EMAIL
YOUR MESSAGE	
SUBMIT	

Please be aware that comments left on any public consultation exercise, either by email or any other means, are subject to the terms of our [Privacy Policy](#). Please read this policy carefully as by submitting the information you are consenting to our use of your personal data in accordance with the [Privacy Policy](#).

Your personal data will be retained on our secure database and will not be passed to our clients.

We may also like to contact you to keep you informed about future developments relating to this consultation. You will be able to opt-out of these communications at any time.

Location Plan

[Download Location Plan](#)

Proposed Site Plan

[Download Proposed Site Plan](#)

Proposed Ground Floor Plan

[Download Proposed Ground Floor Plan](#)

Proposed First Floor Plan

[Download Proposed First Floor Plan](#)

Proposed Boundary Treatment Plan

[Download Proposed Boundary Treatment Plan](#)

Proposed Elevations

[Download Proposed Elevations](#)