



Report of the Acting Chief Planning and Development Services Officer

Outer North-East Area Committee

Date: 11 December 2006

Subject: Building Schools for the Future Phase 1 – Allerton High School

Electoral Wards Affected:
Alwoodley

Specific Implications For:

Equality and Diversity ☐

Community Cohesion ☐

Narrowing the Gap ☐

Council
Function

☒

Delegated Executive
Function available
for Call In

☐

Delegated Executive
Function not available for
Call In Details set out in the
report

☐

Executive Summary

The report briefly sets out the present position regarding progress towards the replacement of four schools and the refurbishment and extension of two further schools under Phase 1 of Building Schools for the Future. A Preferred Bidder has recently been selected and it is anticipated that Reserved Matters Planning Applications will have been submitted by the time that this meeting takes place.

It sets out the likely programme for dealing with the applications in anticipation of an anticipated Financial Close date for the contract of 28 February 2007 and the likely issues that will arise from the planning applications – in particular those specifically relating to Allerton High School.

1.0 Purpose Of This Report

1.1 The purpose of the report is to notify and inform the Outer North East Area Committee of the latest update on the Building Schools for the Future (BSF) Programme and how this relates to Allerton High School, specifically:

- * Highlighting that the submission of Reserved Matters Planning Applications that will have been submitted by the time that this meeting takes place; and

- * Inviting questions and comments on the proposals from members of the Area Committee.

2.0 Background Information

- 2.1 Wave One of the Leeds BSF Programme involves the re-building and refurbishment of 14 Secondary Schools, to be procured in three phases. The procurement includes the formation of a Local Education Partnership (LEP) which, under the terms of the Partnership Agreement, will be granted certain exclusivity rights for future investment in the City Council's Secondary School estate that may be approved under the Government's Building Schools for the Future Programme.
- 2.2 Outline planning permission was granted for the schools in Phase 1 (plus Allerton Grange, which will be constructed as part of Phase 2) in October 2005. The Phase 1 schools are Allerton High (new build), Cockburn High (refurbish and extend), Pudsey Grangefield High (new build) and Temple Moor High (refurbish and extend). The new schools will be procured under the Private Finance Initiative (PFI) with the others being procured from the LEP partners under a Design and Build contract.
- 2.3 Since the granting of outline planning permission, three consortia have been invited to bid to become the partners in the LEP. One of them, Environments for Learning (E4L) has now been invited to become the Council's Preferred Bidder and their designs for the schools are now submitted as the reserved matters planning application.
- 2.4 The programme for submitting and determining the planning applications is tight. The anticipated Financial Close date for the contract is 28 February 2007 and planning permissions are required for all of the schools in Phase 1 and Allerton Grange for this to happen and enable construction and refurbishment of the Phase 1 schools to commence in the spring of next year. The Phase 1 schools are due to open in the Autumn of 2008 with Allerton Grange and the other Phase 2 schools opening in 2009.
- 2.5 As part of the consultation process on all of the planning applications, reports are being submitted to the relevant Area Committees, explaining the proposals, setting out what the key issues are likely to be and inviting and comments on the proposals from members of the committees. Any comments will be taken into account when the applications are reported to the Plans Panels early in the New Year.

3.0 Main Issues

- 3.1 The proposed development is a replacement high school, to accommodate a total of 1250 pupils (900 pupils aged 11-16 years, 220 post 16 pupils and 30 pupils in the Specialist Inclusive Learning Centre). This compares to a current school roll of 1081 pupils (899 pupils aged 11-16 years and 182 post-16 pupils). As a result of the proposed redevelopment there will therefore be an increase in the number of pupils overall by 169.
- 3.2 At the time of the outline planning permission, it was anticipated that under DfES funding criteria, the existing sports hall would have to be refurbished and incorporated into the overall design for the site, rather than replaced. However, it has proved to be feasible to carry out a full redevelopment of the school. The development will also incorporate a Multi-Faith Centre within the proposed school building.

3.3 The issues which were raised at the outline planning stage have featured strongly during a lengthy period of negotiation on the designs and layouts of the schools that took place prior to the selection of the Preferred Bidder, involving planning, urban design, highways and other officers, together with input from CABE, LADI and the Civic Architect. In the case of Allerton Grange, apart from the desire to incorporate the Multi-Faith Centre, the key issues were:

- The quality of the design and appearance of the development;
- Relationship with and impact on the adjacent area of the proposed development – especially residential properties on the north side of Nursery Lane;
- The need to relocate the main school vehicular access away from the gyratory and park-and-ride car park access.
- Retention of the access to Archbishop Cranmer Primary School;
- Provision of and community access to playing fields and other sports facilities;

The submitted scheme attempts to address most of the above issues – although that relating to community access is one of management and is pursuant to a condition attached to the outline planning permission. Some detailed matters – for example, design specifications for fencing and details of planting as part of the landscaping scheme and off-site highways works will also follow, pursuant to outline planning permission conditions.

3.3 Copies of plans, elevations and other drawings showing the siting, appearance and layout of the proposed new school will be presented at the meeting.

4.0 Implications For Council Policy and Governance

4.1 The scheme forms part of the Council's programme for refurbishing and renewing secondary schools throughout the city as part of BSF Wave 1. Consultation is being carried out in accordance with the Council's Statement of Community Involvement and the planning applications will be determined by the appropriate Plans Panels.

5.0 Legal and Resource Implications

5.1 These schemes are all part of the BSF funding allocation.

6.0 Conclusions

6.1 The reserved matters planning applications for the schools referred to above are the result of an extensive and collaborative design process. However, any comments, ideas or suggestions that the members of the Area Committee may wish to put forward prior to consideration by the appropriate Plans Panel will be most welcome.

7.0 Recommendations

7.1 The Area Committee is requested to note the content of the report, and provide comment on the proposals.