



Report of the Acting Chief Planning and Development Services Officer

Outer South Area Committee

Date: 18 December 2006

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

Electoral Wards Affected:
Ardley and Robin Hood

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 Rodillian High School.

1.0 Purpose of This Report

1.1 The purpose of the report is to notify and inform the Outer South Area Committee of the latest update on the Building Schools for the Future (BSF) Programme and how this relates to Rodillian 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 approximately 1050 pupils aged 11-16 years plus 170 post-16 pupils, and 30 SILC pupils. This compares to a current school roll of 1268 pupils aged 11-16 years and 155 post-16 pupils – an overall reduction of 223. The proposed development will also incorporate a Children's Centre, which would be separately run but sharing facilities, including the entrance and reception area.
- 3.2 At the time of the outline planning permission, it was anticipated that under DfES funding criteria, the more-recently built Dining and Teaching Block on the Longthorpe Lane frontage would have to be refurbished and incorporated into the overall design for the site, rather than replaced. However, it has now proved to be feasible to carry

out a full redevelopment of the school, including this block. The option of retaining and refurbishing the original school building for an alternative and complementary educational use has, however, not proved to be feasible.

- 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 Rodillian, the key issues were:
- All of the school site, apart from the immediate area around the existing buildings, is in the Green Belt – although the very special circumstances necessary to override the presumption against the principle of development in the Green Belt were accepted at outline planning permission stage, the scheme must still demonstrate that it has as little impact as possible on the open character of the Green Belt;
 - The presence of a ditch and visually important line of trees that separate the existing playing fields at the western end from the remainder of the site;
 - The noise and air quality impact of the M62 Motorway and the M1/M62 Slip Road, which form the site's southern boundary;
 - The need to protect access to and the setting of Lofthouse Hall;
 - The impact on residential property to the north of Longthorpe Lane, including vehicle access and parking;
 - 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.