



Name of meeting: Cabinet
Date: 18 October 2016

Title of report: Proposals to allocate funding from the Strategic Priorities section of the Capital Plan for new pupil places in North Huddersfield.

Is it likely to result in spending or saving £250k or more, or to have a significant effect on two or more electoral wards?	Yes
Is it in the Council's Forward Plan ?	Yes
Is it eligible for "call in" by Scrutiny ?	Yes
Date signed off by <u>Director</u> and name	Jacqui Gedman - 10/10/16
Is it signed off by the Assistant Director - Financial Management, Risk, IT and Performance?	Debbie Hogg - 10/10/16
Is it signed off by the Assistant Director - Legal & Governance?	Julie Muscroft - 10/10/16
Cabinet member portfolio	Graham Turner – Asset Strategy, Resources and Creative Kirklees (Arts) Masood Ahmed – Community Cohesion and Schools

Electoral [wards](#) affected: Greenhead and Newsome Wards
Ward councillors consulted: Yes

Public or private: Public

1. Purpose of report.

- 1.1 This report is one of a sequence of reports which will outline the availability of capital investment to address requirements for new pupil places in Huddersfield North, North West and South West.
- 1.2 This particular report will inform Members of work undertaken by Officers to identify a site for a new 420 place (2FE) Primary School building for pupils

aged 4 to 11 in Huddersfield North and will request that Members agree to the selection of land known as Clare Hill Playing Fields as the preferred site for the proposed new build school. As the land concerned is not in Council ownership, the report will specifically focus on the implications of proposals to purchase the land.

- 1.3 Before purchasing land at Clare Hill Playing Fields, it is important to have certainty that a deliverable scheme is feasible and Members will therefore be asked to authorise officers to submit an application for outline planning permission for the new school on the identified site and undertake further work to progress negotiations for purchase of the land subject to a successful planning application outcome.

2. Key Points

(a) Background

- 2.1 Ensuring that there are sufficient school places is a strategic priority for the Council in order to support the very best opportunities for our children and young people. The Local Authority (LA) has a statutory duty to secure sufficient supply of good quality school places, promote high standards of education and ensure fair access to education. As a strategic system leader the LA can only carry out these duties through maintaining existing partnerships and pro-actively developing new partnerships with all local providers to serve the needs of all children and families in the area.
- 2.2 In October 2013 Cabinet authorised officers to develop proposals, through working in partnerships with schools, to inject between 840 and 1260 additional school places across the system to address ongoing and increasing pressures on primary school places arising from expected population growth and housing developments in Huddersfield North, North West and South West, with a view to presenting proposals back to Cabinet once suitably developed.
- 2.3 This requirement for new places was identified by the Council's School Organisation and Planning (SOAP) team and was evidenced in their published document called "Securing Sufficient High Quality Learning and Childcare Places – School Organisation, Planning and Development 2015-18". This document aims to give a clear analysis of demography and the current organisation of learning places. It positions the current and future demand across all phases whilst exploring the strategies for securing sufficient school places to enable access for children and young people to an excellent local education system.
- 2.4 In April 2014 Cabinet approved the construction of the first of the new school buildings required to meet the identified basic need. This was built in the grounds of Royds Hall Community School (which changed its age range from 11-16 to 4-16 to become an all through school) and was handed over for occupation on 27th June 2016. This new building provides 420 new pupil places for pupils aged 4-11 years old to serve Huddersfield North West.

- 2.5 The creation of a second new school, now known as Beaumont Primary Academy, was approved by Cabinet on 22nd September 2015 and the school opened in temporary modular accommodation on the site of Moor End Academy for its first intake of pupils in September 2016. The permanent new build solution is being considered in a separate Cabinet report on 18th October 2016. This new build will provide 420 additional new pupil places as well as allowing for a reduction of 210 pupils at Oak CE (VC) Primary school in Huddersfield South West.
- 2.6 This report relates to the development of the third new school to provide an additional 420 pupil places for the Huddersfield North area. The three new schools combined will add 1260 new places into the school system across the Huddersfield area.

(b) Site Selection

- 2.7 The Council's SOAP team identified that a new school to serve North Huddersfield would ideally be placed in or around the Birkby / Fartown area. Officers therefore identified through the internal Area Review process a number of potential sites within the Council's ownership that may fit the search criteria in terms of size and location. In addition, local knowledge and Google Earth was also used to identify potential sites that could accommodate a new build school but which were not in Council ownership.
- 2.8 Each of the sites was reviewed with officers taking a considered and balanced view in relation to a number of factors – these included the potential alternative strategic uses for each site; the draft Local Plan; size in comparison with the area needs of a new 420 place primary school; location in relation to other schools and the emerging basic need pressure on school places; accessibility by road and pedestrian means; impact on the highways network and road safety; planning constraints and the impact on the Kirklees Playing Field Strategy. In order to inform the site review, initial consultations were held with Sport England and with Kirklees Planning and Highways Departments.
- 2.9 The outcomes of the site review, which are attached at **Appendix A**, were considered by the Assistant Director Strategic Investment Group earlier this year with Clare Hill playing fields identified as the preferred location. Officers were requested to undertake further exploratory work in relation to the preferred site in order to establish its potential for development. This report outlines the outcomes of this exploratory work and asks Members to endorse the recommendation of the AD Strategic Investment Group to select this site as the preferred location for the new school building.

(c) Clare Hill Playing Fields

- 2.10 This site offers the most suitable location in terms of layout, topography and orientation options for a new primary school. The land currently comprises four playing pitches (three football pitches and one rugby pitch) and is used by Greenhead College for sporting activities for students though site drainage

issues means that the fields are underutilised. The only changing facilities on site are housed in a metal freight container in one corner of the fields. There is no community use of the fields for sporting activities though local residents do use the land for walks and exercise.

- 2.11 A desk top review of the site identified four key issues that needed to be resolved in order to have confidence that a viable scheme could be developed. These are a) ownership b) planning c) highways and d) Sport England. Exploratory work has occurred in relation to each of these issues and the outcomes are detailed below.

Ownership

- 2.12 Clare Hill Playing Fields are not in the ownership of the Council. The owners of the land – Greenhead College – were therefore initially approached by officers to ascertain whether the College would be interested in disposing of the land to the Council for the purposes of a new school. The College's Senior Management Team confirmed their willingness to work with the Council with a view to the Council acquiring the site and in turn officers have agreed to work with the College to ensure the ongoing provision of good sporting facilities for College students. This approach was confirmed by the College's Governing Body at its meeting on Monday 3rd October 2016.
- 2.13 Members are requested to endorse the continuation of discussions with Greenhead College regarding the land purchase and ongoing sporting provision for the College and authorise Officers to engage appropriate resources to negotiate and agree a valuation and Head of Terms for the potential purchase. An actual purchase would be subject to a further report to Cabinet around spring 2017 and the successful securing of an outline planning permission.

Planning

- 2.14 Clare Hill Playing Fields are classed as Urban Greenspace in the Kirklees Unitary Development Plan (UDP) and also in the proposed draft Local Plan. UDP policy D3 concerning development in urban greenspace carries significant weight, and planning permission for development of such sites is not normally permitted. However, proposals that would result in a specific benefit to the community may exceptionally be allowed.
- 2.15 There is a strong argument that the provision of a new school providing 420 much needed additional school places, the links with the local community that such a school could make and the opening up of the existing playing fields for wider community use could meet this exception. Previous applications for development of urban greenspace for educational purposes have also been successful. Such proposals would need to protect opportunities for sport and recreation, visual amenity and wildlife value. Officers are confident that the site affords ample opportunity to address these concerns.

- 2.16 Attached at **Appendix B** is an indicative visual highlighting how a new school may fit onto the Clare Hill site. This is a very early concept only illustration and would be subject to significant design development in the coming months if Members approve this site as the preferred location. Early discussions with Planning have indicated that the upper part of the site would be more preferable as the lower part of the site is in close proximity to a cluster of residential properties.
- 2.17 Given that the land is allocated as Urban Greenspace it is necessary to test whether development of a new school on the land will be allowed prior to any purchase. Members are therefore requested to authorise Officers to submit an outline planning application for the proposed new school on this site in order to gain assurance that the proposed development would be permitted.

Sport England

- 2.18 In accordance with UDP policies and National Planning Policy (paragraph 74), the development of playing fields is not allowed unless the proposal includes the provision of equivalent playing pitch facilities in a suitable location. Sport England is a statutory consultee where development would affect playing fields or other sport facilities and can object to a proposal which they deem to be harmful to sporting provision.
- 2.19 Evidence from the Council's Playing Pitch Strategy (PPS) (2015), which was developed in conjunction with Sport England, shows that Clare Hill Playing Fields are not surplus to requirements and the PPS recommends that they are protected for college use. It also notes that the playing fields are currently not available for community use.
- 2.20 Initial discussions have been held with Sport England, who have indicated that they would seek a replacement of any lost pitches, the potential upgrade of any remaining pitches and the opening up of the facilities for community use. It is technically feasible to upgrade the pitches through measures such as drainage improvements, which would increase the number of weekly games that the pitches could sustain therefore enabling the fields to be opened up to community use. This could encourage new or existing clubs to use the site on a regular basis.
- 2.21 Regarding the replacement of the one pitch that would be lost to the development, adjacent to the site are Council owned non-statutory allotments known as Cemetery Road allotments. The site is steeply sloped, though the land adjacent to Clare Hill playing fields is relatively flat in comparison.
- 2.22 Initial indications are that in order to retain the same level of pitch provision to meet Sport England requirements, it may be necessary to acquire the upper tier of the allotment land to enable the re-configuration of the combined Clare Hill playing fields / allotment land to provide sufficient space for the new primary school and its supporting features such as car parks, access roads etc. and the ongoing provision of four playing pitches.

- 2.23 At present, it is envisaged that up to 36 allotment plots could be impacted, although around 7 were unoccupied at the time of writing. There are 8 other unoccupied plots in the vicinity leaving 21 plots potentially lost. Under the terms of the current license agreement, tenants' have a right to three months' notice if the land is required for building or other purposes.
- 2.24 The above identified level of impact is based on a very early assessment of the needs of the new school and Sport England requirements. Detailed design development and the conclusion of negotiations with Sport England could determine that a smaller take of area from the existing allotments is required. This potential need to relocate allotment holders is clearly a sensitive and emotive matter and officers would work closely with the Council's Allotments Team and the actual plot holders to establish mitigation measures that would help ease or mitigate the loss of facilities. The Kirklees Planning Department would also expect to see an appropriate mitigation plan in line with national planning guidance.
- 2.25 Members are requested to endorse in principle the potential use of some of Cemetery Road allotments as part of the overall solution for the new school proposal, authorise officers to further investigate the potential impact of the proposal on the existing non-statutory Cemetery Road allotments and to work with the Allotments Team and plot holders to minimise if possible the potential impact.
- 2.26 If the proposed site cannot be expanded through the use of part of the non-statutory allotments, it would be both challenging and potentially unaffordable to overcome the likely Sport England objections.

Highways Issues - Access and Parking

- 2.27 Initial discussions with Highways Development and Safety teams identified a number of potential issues relating to network capacity, road safety and the creation of vehicular access to the new school. External independent advice was therefore engaged to model the likely impact of a new school on the surrounding road network and to propose appropriate mitigation measures.
- 2.28 It was identified that accessing the proposed site through one vehicular entrance only could have a negative impact on the surrounding road network . It has therefore been proposed that the new school would have two vehicular entrances. One could be created from Cambridge Road via the St Johns Road / Clare Hill Road junction using land in Council ownership and a second could access from New North Road via Cemetery Road, again using land under Council ownership. The access from Cemetery Road could involve the construction of a new entrance through the existing car park used by Highfields Adult Day Care site – the implications of this are being investigated.
- 2.29 Due to the level of car usage generated by schools, Highways have indicated the need for a substantial parental drop off / pick up facility within the grounds of the new school in order to reduce the impact of traffic on the surrounding local roads. This would also have a beneficial impact on pupils' safety. The

illustrative visual attached at **Appendix B** provides an early indication as to how this might work. It is also possible that Traffic Regulations Orders may be required on some of the surrounding roads due to potential concerns about traffic taking shortcuts between New North Road and St John's Road. This would be subject to further investigation and modelling before any proposals were brought forward.

(d) *Control Option*

- 2.30 An initial option appraisal has been commissioned in order to provide “proof of concept” that a new 420 place (2FE) primary school building could fit onto the proposed site and to determine the best fit for the building, supporting infrastructure and sporting provision. Overall, the option appraisal concluded that a 2FE primary provision could be easily accommodated on the upper part of the site as illustrated at **Appendix B**.
- 2.31 The newly opened 420 place (2FE) Royds Hall Community School building was specifically designed to be a ‘Kirklees School standard’, thereby allowing subsequent new schools to be developed more speedily and cost effectively. The design for the new school building, if approved, at Clare Hill Playing Fields would therefore be a virtual replica of the excellent provision provided at Royds Hall, though adjustments to the external layout would be required to fit the site specifics at Clare Hill such as the new vehicular entrances, a public right of way, car parks etc.
- 2.32 The governance arrangements i.e. who would run and operate the school provision in a new school building to serve Huddersfield North would require a statutory process. If establishing the places as a brand new organisation, there is a presumption to seek and obtain approval for a Free School (an academy) proposal. Colleagues from the SOAP team would seek cabinet approval early in 2017 to commence statutory consultation about the process for governance arrangements, which is likely to require a Free School presumption. This would enable the new school to be part of the admission arrangements for academic year 2018/19, with the first intake of pupils occurring in September 2018. The proposed site is large enough to accommodate a temporary school comprising modular units if required in advance of a new build school building being completed.

(e) *Indicative programme*

- 2.33 An indicative programme for this project has been developed, which will be subject to revision over the coming months once a procurement strategy has been agreed, a contractor brought on board and the scheme progresses through the planning application process and detailed design.

The table below summarises the current anticipated key milestones for the initial stages of the project:

Activity	Key Milestone Date
Cabinet report on new school for North Huddersfield.	18 th October 2016
Pre-consultation with local residents and affected parties	3 rd November 2016
Submission of Planning Application	Mid November 2016
Strategic Planning Committee for consideration of the outline application.	March 2017
Purchase of Land	April / May 2017

The new school building, if approved, would be ready for occupation no later than the start of the 2019/20 academic year in September 2019.

(f) *Availability of capital funding*

- 2.34 The Council's Strategic Capital Investment Plan has been based on an assumption of £10.3m of prudential borrowing to support strategic priorities arising from Children's Services and this has been built into the Medium Term Financial Plan. Of this, £6m has been allocated for works to create the all through provision at Almondbury High School (project now complete) and to convert the former Almondbury Junior School to a complex needs school (project currently on site) to replace the existing Lydgate School (to be renamed Southgate School). The remaining £4.3m of borrowing was provided to support the requirement for three new primary schools in meet the shortfall of places across Huddersfield North, North West and South West.
- 2.35 In order to minimise the impact on the Council's Medium Term Financial Plan government capital grant is applied first to fund in year expenditure wherever possible in order to delay the point at which borrowing is required. As a consequence, basic need grant has been used to fund the previously referenced Almondbury schemes which means that of the approved £10.3m prudential borrowing limit to support the Children's Services Capital Plan, there is £9.6m of borrowing remaining for allocation.
- 2.36 In relation to this project, the Council's Strategic Capital Investment Plan for the period 2016/17 to 2020/21, which was approved at Council on 29th June 2016, contains a nominal capital allocation of £10.9m for the provision of a new primary school in Huddersfield North. This is funded via £5.9m of remaining Basic Need Grant and prudential borrowing of £5.0m. Officers will continue to refine costs with a view to reducing the level of prudential borrowing.
- 2.37 It should be noted that there are a number of Section 106 agreements in place that bring funding for additional school places that could be reasonably aligned to this project to offset the cost of the new 420 place primary school building once the total cost has been established through a detailed design and the agreement of a final cost plan with the successful contractor for this project once appointed. Members have previously delegated the allocation of S106 monies to school based projects to the Assistant Director Strategic Investment Group. On 14th September 2016 AD Group agreed to allocate

£874k of S106 funds to offset the final cost of this new school. Members are requested to endorse this position.

3. Implications for the Council

- 3.1 If the proposed capital investment of £10.9m does not occur then it will not be possible to deliver the proposed 420 place (2FE) of new primary provision on the Clare Hill site. This would impact significantly on the Council's ability to meet its statutory duty to ensure that there are sufficient high quality school places to meet the needs of Kirklees families and communities. Delivering the proposal would contribute to the Council's statutory obligation to secure sufficient new pupil places in an area of Huddersfield experiencing significant increases in the pupil demographic.
- 3.2 It is intended that the capital cost of this new provision be met through the use of government provided grant for the provision of new school places along with £5m of prudential borrowing at a cost of £335k per annum for a period of 20 years. Potentially this could be offset by the application of £874k of S106 funding, though this would need to wait until a fully costed scheme has been designed and tendered later in 2017.
- 3.3 Numbers in the new primary provision will build up over the course of 7 years, starting with an expected intake of 60 in September 2018 and increasing year on year over six further years until September 2024 when the 420 place provision should be full. Revenue funding for schools is provided by the Government through the Dedicated Schools Grant (DSG) and passed directly to schools, using a locally agreed formula which allocates most funding according to the age and number of pupils at each school. As the school would fill up over time, additional "start-up" revenue costs for the primary provision would be provided by the DSG. Overall, there would be no revenue cost to the Council as the DSG would bear the cost of the "start-up" and ongoing revenue requirements.
- 3.4 Implementation of the new primary provision would contribute to the delivery of the Children & Young People Plan and would support Council priorities such as *Enhancing life chances for young people* as well as providing *business growth and jobs*, both during the construction stage and at the new primary provision.

4. Consultees and their opinions

- 4.1 There has been engagement with school leaders over a period of time, in particular with schools from the North Huddersfield area. Discussions have covered the site selection process and the mechanism through which a new school can be created. Whilst it is difficult to achieve a consensus of opinion across a group of schools, there is a general level of acceptance and support for the need for additional places.
- 4.3 Consultation with the Portfolio Holders for Asset Strategy, Resources and Creative Kirklees (Arts) and Community Cohesion and Schools took place on

the 12th and 16th September 2016 respectively. Portfolio Holders indicated their support for the recommendations and proposals contained within this report.

- 4.4 A.D. Strategic Investment Group were consulted regarding this proposal on 14th September 2016 and agreed their support for it to move ahead to Cabinet.
- 4.5 Local Ward Members for Greenhead and Newsome were briefed about the proposal on Monday 3rd October. Ward Members were broadly supportive of the chosen site location and acknowledged the potential community benefits that could arise from a new school through the provision of much needed additional school places, potential links to the allotments and the national Food for Life programme and better use of the playing fields for community use. However, Ward Members were concerned about the potential impact on any allotment holders that might be affected by the proposals and asked that officers mitigate this impact as far as possible as the design development occurs.

5. Officer Recommendation and reasons

Members are requested to consider the issues in this cabinet report and:

- (a) endorse the selection of Clare Hill Playing Fields as the preferred site for the development and construction of a 420 place (2FE) Primary school building for Huddersfield North;
- (b) authorise officers to submit an outline planning application for the new school in order to establish whether the development of a new school on this land is deliverable;
- (c) endorse the continuation of discussions with Greenhead College and authorise Officers to engage appropriate resources to negotiate and agree a valuation and Heads of Terms for the potential purchase;
- (d) endorse in principle the potential use of some of the Cemetery Road allotments site as part of the overall solution for the new school proposal, authorise officers to further investigate the potential impact of the proposal on the existing non-statutory Cemetery Road allotments and to work with the Allotments Team and plot holders to minimise if possible the potential impact;
- (e) Endorse the decision of the Assistant Director Strategic Investment Group to allocate £874k of funds from signed S106 agreements to offset the final cost of this new school building;
- (f) Note the intention of officers to return to Cabinet in spring 2017 with an update report in relation to this project.

6. Cabinet Portfolio Holders Recommendation

The Portfolio Holder for Asset Strategy, Resources and Creative Kirklees (Arts) and the Portfolio Holder for Community Cohesion and Schools endorse the recommendations set out by officers in section 5 of this report.

We are committed to improving the quality of education in our primary schools to give every child the best possible start and ensuring that all children have access to sufficient high quality school places.

It has been identified that there is a shortfall of school places in the Huddersfield North area and it is acknowledged that in order to meet the Council's statutory duties an investment of capital is required to create high quality new build accommodation that will meet the needs of pupils, staff and the local community. On this occasion, there is insufficient Government grant to meet the full cost of the new school provision therefore prudential borrowing as identified in the Council's Strategic Capital Investment Plan and accounted for in the Medium Term Financial Plan will be provided to meet the shortfall in funding.

For these reasons we support the officer recommendations to approve the proposals.

7. Next Steps

- 7.1 Subject to approval of the recommendations above, officers will continue to develop the feasibility and design development of a new school at Clare Hill Playing Fields. Officers from PRP will submit an outline planning application for the new build school and will undertake consultations with potentially affected residents and allotment holders. Further negotiations will be undertaken with Sport England and Kirklees Highways and Planning Departments. Discussions will continue with Greenhead College regarding the potential purchase of Clare Hill Playing Fields and future sporting provision for the College.
- 7.2 Once the outcomes of the planning process are known and negotiations with Greenhead College have been concluded, Officers will report back to Cabinet around April – June 2017 for further instructions as to how to proceed in relation to this proposed new school building.
- 7.3 Officers from Capital Development and the School Organisation and Planning teams will work together to co-ordinate processes for establishing the new school and undertaking any physical accommodation needs.

8. Contact Officer and Relevant Papers

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10. Attachments

Appendix A - Site selection
Appendix B - Visual illustration of the potential new school site

Site	Comment and AD Strategic Investment Group Recommendation
Fartown Recreation Arena	<p>Site in Council ownership and large enough to support a new school development. Two potential locations considered. One at rear of site discounted due to extensive engineering challenges. Second flat area at the front of the site currently comprising a cricket and rugby pitch. Site often referred to as the 'Birthplace of Rugby League'. Potential development would trigger a strong objection from Sport England due to the loss of playing pitches for rugby and cricket - both of which are identified as shortfalls in the Kirklees Playing Pitch Strategy, which was developed in conjunction with Sport England. Loss of Public Open Space would be a major planning issue as the site is well used by local residents and is a valuable open green area in a built up zone. Good location from an educational perspective as situated in the heart of Birkby. Access issues would need to be addressed with Highways but they consider it to be the 'least worst' site from their perspective. Medium risk for mining influence.</p> <p>AD Investment Group Recommendation: NOT TO BE PURSUED AT THIS TIME.</p>
Cambridge Road Car Park	<p>Site in Council ownership. Two potential locations but both would fall significantly short of BB99 Area Guidelines for New Primary School provision. Would need to treat as a confined site with off-site provision of playing pitches (perhaps at the nearby Clare Hill playing fields). Significant objections from Planning regarding the closeness of the new school to the Ring Road as this would provide sources of noise and air pollution, which would need to be addressed in the design solution. One current occupant of part of the site with a long lease. Medium mining risk and low to medium contamination risk. Highways concerns regarding the impact of school traffic on Clare Hill / St John's Road junction.</p> <p>AD Investment Group Recommendation: NOT TO BE PURSUED.</p>
North Huddersfield Trust School	<p>Site in Council / Trust ownership. Number of potential locations with varying degrees of technical challenges including significant level changes, medium risk for mining and medium to high risk of potential surface water flooding. Existing school has an exceptionally poor main vehicular entrance, with significant traffic issues despite the school being below capacity. As the school grows these will become more pronounced and the site would be unable to cope with a further 420 primary schools places in addition to its existing high school capacity of 900. Very strong and significant objections from Highways Development and Highways Safety teams due to the impact that any further developments on the site would have on the surrounding highways network. Both teams regard this site as a non-starter for a new primary school.</p> <p>AD Investment Group Recommendation: NOT TO BE PURSUED.</p>
Ex Kirklees College site / Highfields Adult Daycare centre site	<p>Expensive option which relies on securing a portion of the ex-College site (the top section nearest Fitzwilliam Street – not in Council ownership), demolishing the existing buildings and constructing a new Adult Daycare Centre to enable the existing provision at Highfields (which is in Council ownership) to be transferred to the new site. The vacated Highfields building would be remodelled to create the equivalent of a 210 place school with an extension built to house a further 210 pupils. Longer lead in time would prolong the pressure to deliver temporary solutions to address the mounting basic need pressure and may not be deliverable within an agreed timeline or budget. Would also require access to one playing field from Clare Hill playing fields due to a lack of space on the Highfields site.</p> <p>AD Investment Group Recommendation: NOT TO BE PURSUED</p>
Southgate development site	<p>Site is in Council ownership and there is sufficient space for a new primary school. However, the Council has identified other potential uses for the site that meet a range of key strategic Council goals.</p> <p>AD Investment Group Recommendation: NOT TO BE PURSUED</p>
Deighton Centre	<p>Site in Council ownership. Very close proximity to an existing school which could cause competitive tensions. Not really located in the area of greatest need as peripheral to the main Birkby pressure area. Strong alternative strategic use as housing site and included in draft Local Plan as such. Positive capital and revenue advantages in retaining as a potential housing site. Site large enough and would be likely to be successful from highways and planning perspective as was the site of a former secondary school.</p> <p>AD Investment Group Recommendation: NOT TO BE PURSUED</p>
Clare Hill Playing Fields	<p>Site not in Council ownership but plenty of space to develop a new school with potential for future expansion. Good location from a planning school places perspective as close to Birkby pressure area but also other adjacent pressure areas, therefore potential to rebalance the system. Highways Development Control and Highways Safety teams have concerns about potential impact on the highways network, though indications are that these could be mitigated if more than one vehicular entrance is created. Planning issues relate to Urban Greenspace and Sport England issues. Discussions with Sport England have highlighted potential issues but also a willingness to discuss further in order to widen community use of the site. AD Investment Group Recommendation: DEVELOP FURTHER</p>



MUGA PITCH

MUGA PITCH

ACCESS FROM CEMETERY ROAD

CAR PARK

PROPOSED SCHOOL DEVELOPMENT

3 x FOOTBALL PITCHES

RUGBY PITCH

CAR PARK

ACCESS FROM CAMBRIDGE ROAD