

ATTACHMENT 6

An Extract from 13th November 2006 Report to Executive – “A Strategy for the Development of Primary and Secondary Schools – Options for Delivering Additional school Places”.

3.7 Further Issues to Consider in the Deployment of the Wembley Park (Bridge Road) Site

3.7.1 A review of Attachment 2, and Table 4 above, shows that there is only one site able practically to accommodate a school with both secondary and primary age range provision. With the exception of the site in Wembley Park, the sites present the following obstacles:

- Difficulties relating to planning grounds
- Insufficient Capital Resources required to purchase the sites
- Insufficiency of land to provide high quality facilities
- Access and transportation logistics
- Location within the Borough
- Impact on other Council policy priorities such as housing, maintenance of green and open spaces

3.7.2 Overall the proposed Wembley Park site has an area of 45,000 m². Just for illustrative purposes alone, the Executive will note that it is possible to build on less than a 5,000m² – this would assume a 6 storey high secondary school accommodation - footprint thus retaining substantial green space ensuring that the site is not overdeveloped, and that the whole of the facility becomes a resource for local communities with an agreed Community Access Plan guaranteeing user rights for local people and access to the state-of-the-art facility. A three storey building would use only 10,000m² or 20% of the site. A proportion of the site (up to c10%) would be dedicated for access and landscaping (subject to a feasibility study and concept design). The site therefore offers potential for ensuring that a School remains a resource for communities;

3.7.3 The site offers a number of benefits including good access by public transport. The potential disadvantages include the potential loss of some Open Space although this is able to be compensated by higher quality external playing facilities, which are well drained and able to be used all year-round.

3.7.4 Members will note that officers have created an opportunity for the Council to purchase this site, for school use.

3.7.5 The Council have assessed the general planning issues relating to the development of part of this site for a school and are satisfied that a school could be accommodated whilst leaving the bulk of the sports ground open

for continued open recreational use. Any proposal for a new school would have to show how safe access could be achieved and a traffic impact assessment would be required as part of any planning application. In the event of a planning application being made for a new school, a full consultation will be undertaken with local residents and businesses prior to any decision being made.

- 3.7.6 Part of the frontage of the Wembley Park site (Bridge Road) is already identified in the UDP as having development potential. If a school is not developed, the most likely form of development would be shops/offices with flats above, although a development that comprised wholly of office would be acceptable to the planning service. Failure to secure this site for school use, could therefore enable a different type of development on site.
- 3.7.7 The Wembley Park site therefore provides an immediate and affordable opportunity for a school to be developed on site.

The Wembley Park Site: A Hub for Community Facilities

- 3.7.8 Since first considering the proposals for the second Academy, officers have continuously been developing options for ensuring the Academy is a strong resource for local communities, the proposed catchment area address local and wider need to establish the relevant transportation issues.
- 3.7.9 The site allows for up to 80% of the site to remain available for wider community use, outside school hours and under careful and considered management arrangements during school hours. Attachment 3 illustrates the area relationship between the built footprint [it shows an approximately equivalent size of building footprint (c 3,800 sq meters) and overall site size.
- 3.7.10 A community access plan with an operational agreement with the appropriate and relevant stakeholders can ensure that local people and the students benefit for improved external and internal facilities. This would be a vast improvement against current site usage.
- 3.7.11 The following additional benefits are likely to accrue from a practicable and successful community access plan:
- Pupils' motivation is raised leading to enhanced expectations and achievements;
 - Support for the new educational facility from parents and local community organisations that lead to improving pupils' attainments;
 - Cogent community engagement leading to contributing to combating social exclusion;

- Improved community safety and security as the site area and the local urban scape becomes more animated – this reduces vandalism in the local and surrounding area;
- Improved opportunities for linkages for young people at the school with the world of work, community enterprise and higher education.
- Added stimulus to local re-generation