Date: 14 July 2017

Subject: Outcome of consultation on potential sites for the Roundhay Park Primary Free School

Executive Summary

1.0 Purpose of this report

This report describes the outcome of the consultation on potential sites for the Roundhay Park Primary Free School and makes recommendations on next steps.

2.0 Consultation

At a public meeting on 27 February 2017 attended by parents from the Roundhay area of the city, Local Authority (LA) representatives, the Education and Skills Funding Agency (ESFA) and the Free School Trust applicants ‘Fair Access Schools Trust’, it was agreed that a joint consultation regarding potential sites for the Roundhay Park Primary Free School would take place. The consultation commenced on the 31st of March 2017 and following a 2 week extension closed on the 12th May 2017. The sites consulted on were:

1. Tree Tops Community Centre;
2. Roundhay Park Lane East;
3. Roundhay Golf Driving Range; and
4. Elmete Wood former specialist school site

The consultation was held to consider public opinion regarding the suitability of each site for the Free School, with the assumption that it would be delivered by the ESFA and run by the Fair Access Schools Trust. At that stage the consultation did not consider the likely cost, timescale or issues of deliverability for the sites.

There were 557 online ‘snap survey’ responses in which respondents could assess the suitability or unsuitability of any or all of the sites based on the information provided as part of the survey or any other information they felt relevant to the consultation. A further 98 respondents submitted written or email responses. In addition, Roundhay Golf Club has provided a petition of 138 members who are opposed to the use of the Golf Driving Range; and a petition of 39 residents declaring Site 1 Tree Tops Community Centre unsuitable, was also received.

Further data relating to those respondents who chose to provide a postcode is provided below and on the maps attached for each site (however, the maps do not represent all 655 survey and written respondents, nor does it include the two petitions). The maps denote ‘nearest school polygons’, the four proposed sites and the ‘area of need’ within the polygon for Talbot primary school.
## 3.0 Analysis

Data table showing total responses for each site including the petitions received for sites 1 and 3

<table>
<thead>
<tr>
<th>Sites</th>
<th>Total suitability ratings for each site</th>
<th>Suitability of sites-aggregated where postcodes provided (with ‘don’t knows’ removed)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site 1</td>
<td>680</td>
<td>Suitable: 196 (28.8%) Unsuitable: 464 (68.2%) Don’t know: 20 (3%)</td>
</tr>
<tr>
<td>Tree Tops Community Centre</td>
<td></td>
<td>Suitable: 404 (73%) Unsuitable: 28 (47.4%) Don’t know: 16 (27%)</td>
</tr>
<tr>
<td>Site 2</td>
<td>577</td>
<td>Suitable: 251 (43.5%) Unsuitable: 308 (53.4%) Don’t know: 18 (3.1%)</td>
</tr>
<tr>
<td>Roundhay Park Lane East</td>
<td></td>
<td>Suitable: 240 (52.6%) Unsuitable: 16 (27%) Don’t know: 26 (9.2%)</td>
</tr>
<tr>
<td>Site 3</td>
<td>717</td>
<td>Suitable: 312 (43.5%) Unsuitable: 380 (53%) Don’t know: 25 (3.5%)</td>
</tr>
<tr>
<td>Roundhay Park Golf Driving Range</td>
<td></td>
<td>Suitable: 252 (49.2%) Unsuitable: 13 (27%) Don’t know: 14 (5.3%)</td>
</tr>
<tr>
<td>Site 4</td>
<td>573</td>
<td>Suitable: 223 (38.9%) Unsuitable: 309 (53.9%) Don’t know: 41 (7.2%)</td>
</tr>
<tr>
<td>Elmete Wood</td>
<td></td>
<td>Suitable: 258 (59%) Unsuitable: 17 (27%) Don’t know: 62 (9.2%)</td>
</tr>
</tbody>
</table>
Site 1 – Tree Tops Community Centre. The response to the consultation has indicated significant opposition to the suitability of this site including the submission of a petition from 39 local residents against the use of the site.

Site 2 – Roundhay Park Lane East. The response to the consultation suggested this was viewed as one of the two more suitable sites, although there were more respondents who felt the site was unsuitable. However, of the respondents who provided their postcode and live in the 'area of need'/ have Talbot Primary as their nearest school, 65% felt that the site was suitable (79 out of 121).

Site 3 – Roundhay Golf Driving Range. This was the other site viewed as one of the two more suitable sites, although again there were more respondents who felt the site was unsuitable. This objection to the use of the site included a petition of 138 members of the golf club.

Site 4 – Elmete Wood. This was viewed as the second least suitable site from all respondents, and particularly from those who provided their postcode and live in the 'area of need'/ have Talbot Primary as their nearest school, where over 75% of respondents felt the site was unsuitable (91 out of 118).

Analysis of responses would suggest Sites 1 and 4 are deemed the least suitable, particularly in relation to Site 4 for respondents who live in the 'area of need'/ have Talbot Primary as their nearest school.

4.0 Planning Policy

The four site options have been considered in the context of National Policy Planning framework (NPPF) and local planning policy for Leeds, set out in the key documents that form the Local Plan (Local Development Framework).

Site 1 – Tree Tops Community Centre. The site was identified as part of a larger housing site (the former Shadwell Boys School) in the UDP, 2006 under housing Policy HG3-1A.27. This position is further advanced through the Site Allocation Plan which seeks to designate the playing pitches as greenspace (Site ref G516). Applications for change of use at this location can be called in by the Secretary of State as a departure from the Local Plan.

Site 2 – Roundhay Park Lane East. The site falls within designated Green Belt in the UDP, 2006 under Policy N32. This is saved in the 2014 Core Strategy. The Site Allocations Plan is seeking to retain the Green Belt designation. The site has a restrictive covenant over it which means that the site use is restricted to 'Sport and Recreational' activities. Any proposals to bring this forward for educational use would require the lifting or removal of this covenant by either agreement of the covenant holder or through Lands Tribunal if appropriate. Applications for change of use of Green Belt can be called in by the Secretary of State as a departure from the Local Plan.

Site 3 – Roundhay Golf Driving Range. The site falls within designated Green Belt in the UDP, 2006 under Policy N32 and forms part of Roundhay Conservation Area. This is saved in the 2014 Core Strategy. The site is also located in the wider designation of greenspace (saved UDP Policy N1) of Roundhay Park. Roundhay Park is a designated
Historic Park and Garden (1953) under Saved UDP Policy N28). The Site Allocation Plan is seeking to retain the Saved UDP designations. Applications for change of use at this location will be scrutinised by expert bodies and can be called in by the Secretary of State as a departure from the Local Plan.

*Site 4 – Elmete Wood.* The site falls within designated Green Belt in the UDP, 2006 under Policy N32 and forms part of Roundhay Conservation Area. This is saved in the 2014 Core Strategy. The majority of the site designated as playing pitch under Saved UDP greenspace Policy N1. This position is further advanced through the Site Allocation Plan which is seeking to retain the UDP designations. Applications for change of use at this location can be called in by the Secretary of State as a departure from the Local Plan.

It is widely acknowledged by all parties that all the sites have their difficulties for delivering a school. Any planning application for any of the sites would be considered separately and independently from this consultation and would be required to adhere to normal planning scrutiny and consent from the appropriate body. It should be noted that a consultation undertaken as part of any planning application may generate a different outcome in terms of responses.

### 5.0 Conclusion and recommendation

The analysis of the consultation responses suggests that Sites 1 and 4 are not considered suitable by the public. Site 1 has considerable opposition including a petition signed by 39 local residents. Site 4 is the second least suitable site for the respondents, particularly from those living in the area of need and surrounding area where over 75% of respondents felt it was unsuitable.

Whilst Sites 2 and 3 appear to be more suitable to respondents, both have received significant responses opposed to their use and face challenging planning issues. Site 3 would appear to have significant issues in achieving planning permission given it’s ‘special’ designation as being part of the Historic Park and any application is likely to be met with significant objections, as demonstrated by the 138 members’ petition from the Golf Club and other residents and seen in the recent Go-Ape consultation which also generated a petition with 1,493 signatures on it. Read more at: [http://www.yorkshireeveningpost.co.uk/news/poll-should-plans-for-a-go-ape-in-leeds-go-ahead-as-consultation-is-extended-1-8319809](http://www.yorkshireeveningpost.co.uk/news/poll-should-plans-for-a-go-ape-in-leeds-go-ahead-as-consultation-is-extended-1-8319809). It also sits within the Roundhay conservation area.

Therefore, whilst challenging and providing significant issues for delivering a school, should the ESFA wish to pursue a site that responds to the local consultation and which might anticipate fewer objections through the planning process, Site 2 - Roundhay Park Lane East would seem the more appropriate option for the ESFA to pursue to planning application stage.

### 6.0 Appendices

Site maps for each of the four sites consulted on with analysis showing survey and written responses for each site where postcodes provided – not including the petitions received for sites 1 and 3.
Area where children nearest to Talbot Primary are likely to be unable to obtain a place at the school

Legend

Potential Sites

Leeds Primary Schools

Leeds Primary Admissions Polygons

Note that there are a very small number of additional respondents from outside of the area displayed on this map.
Area where children nearest to Talbot Primary are likely to be unable to obtain a place at the school.

Legend

- Potential Sites
- Leeds Primary Schools
- Leeds Primary Admissions Polygons

Note that there are a very small number of additional respondents from outside of the area displayed on this map.