

Development of a New Secondary School

Co-op Academy, Hyde Road, Manchester

Statement of Community Involvement

Prepared by WYG on behalf of

Manchester City Council

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Document control

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1 Introduction

1.1.1 This Statement of Community Involvement (hereby referred to as 'Statement') is prepared by WYG on behalf of Manchester City Council (the 'Applicant'), working in partnership with the Co-op Academies Trust (the 'Trust') and Sir Robert McAlpine Construction Ltd (the appointed 'Contractor') in support of a full planning application for the development of a new secondary school on land to the south of Hyde Road, Manchester.

1.1.2 The application is submitted to Manchester City Council as Local Planning Authority and seeks full planning permission for the following development description:

"Demolition of existing cinema building and the development of a new secondary school (Class F1) with associated sports facilities, access, car parking arrangements and landscaping."

1.1.3 Prior to submission, the applicants have undertaken a series of exercises to gather views on the proposed development, which this statement describes in detail.

1.1.4 The remainder of this statement is structured as follows:

- **Section 1** provides background to the proposed development, including an overview of relevant national and local planning policy;
- **Section 2** gives an overview of the consultation which was carried out as required under Section 10 of the Academies Act (Section 10 consultation);
- **Section 3** provides details on the pre-application discussions undertaken with the Council;
- **Section 4** gives details on the public pre-application consultation, including a summary of feedback received and the Applicant's responses; and
- **Section 5** provides a summary overview of the consultation exercise.

1.2 Relevant National Guidance

1.2.1 The National Planning Policy Framework (NPPF) is the overarching document relating to planning practice.

1.2.2 Paragraph 39 states:

"Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables

better coordination between public and private resources and improved outcomes for the community”

- 1.2.3 Paragraph 40 is also of relevance as it states that Local Planning Authorities have a key role in encouraging other parties to take maximum advantage of the pre-application stage. Paragraph 41 states that the more issues which can be resolved at pre-application stage, the greater the benefits.

1.3 **Relevant Local Guidance**

- 1.3.1 Manchester City Council adopted their Statement of Community Involvement on 11th June 2018. The document encourages major developments to undertake in-depth consultation exercises prior to the submission of a planning application. The document recommends a series of methods which are considered to be suitable and should be used where appropriate. These are:
- Distributing letters to residents and businesses – the letters should inform people about proposed developments and outline how they can give their views on them;
 - Public exhibition – ideally in an accessible location close to the location of the proposed development;
 - Online presence – such as the developer setting up a website describing the proposals;
 - Leaflet distribution – to nearby streets and/or placed in facilities in the vicinity of the proposed development; and
 - Social media – advertising the consultation development and the proposed development.
- 1.3.2 The document also states that any pre-application discussions with the Council can help determine the scale and scope of any consultation.

2 Need and Background

2.1 Local Authority Consultation

- 2.1.1 Prior to the proposed development's design being devised, the Council's Education Team conducted a consultation as part of the Council's Free School Presumption process. The main purpose of this was to seek views on the type of school required for the area. The consultation ran for one month with stakeholders being directed to respond to the consultation via a form on the Council's website.
- 2.1.2 Four responses were received to this consultation, two in favour of a new school being provided and two against. The responses which were against the proposed development generally noted that the proposed school is too large and should be at a lower scale and capacity.
- 2.1.3 Whilst this feedback was taken into consideration, the overall size of the proposed development is a response to an identified need and shortfall in secondary school places based on the recent and projected population growth in the locality and the numbers of students currently in primary school education in the local area, specifically within East Manchester.

2.2 Context and Local Education Need

- 2.2.1 Manchester's population has continued to grow from the 2011 census figure of 503,000 and is forecasted to reach approximately 604,000 by the mid-2020's. East Manchester has seen significant development over the recent years, significantly increasing the resident population in the area.
- 2.2.2 There are presently large size cohorts of primary school aged children in the area, as identified in the school census, and this will lead to a subsequent increase in need and demand for secondary school places. There is also a long-established trend of in-year applications for places at both primary and secondary schools in the area, with pupil cohorts increasing throughout the academic year. The Council has identified there is a need to establish and open a new secondary school in East Manchester by September 2021 to meet the demand for school places.
- 2.2.3 The Council have had ambitions to develop a new secondary school in the eastern part of the Borough for some time as a response to the aforementioned population growth. The Council originally had intended to deliver a secondary school on another site in Gorton, however this has now been abandoned as a response to challenges presented by the previously earmarked site and this application's site in Belle Vue becoming available.

2.3 The Trust

2.3.1 The Co-op Academies Trust is an established successful education organisation which successfully manages 25 academies in northern England, two of which are located in North Manchester and have been rated as 'good' and a 'good' 16-19 college in East Manchester. The Trust's academies in the Manchester Area include:

- Co-op Academy North Manchester;
- Co-op Academy Manchester;
- Co-op Academy Failssworth;
- Co-op Academy Swinton;
- Co-op Academy Walkden; and
- Connell Co-op College.

2.3.2 The Trust exists to add social value to an area, working with each of its academies to empower teachers and young people to work together for a better education and community. The Trust's desire is to create a thriving and ambitious academy, based on co-operative values, at the heart of its community. The Trust's vision for Belle Vue Academy will be:

- A cooperative community where pupils from different backgrounds, beliefs and cultures grow and work together, developing the skills and character they need to be successful beyond their time at the academy;
- A community where staff work together to create an inclusive, welcoming and highly ambitious learning environment; and
- A community where local residents and organisations are empowered to work together for the success of all.

2.4 Co-op Academy Belle Vue

2.4.1 The Co-op Academy Belle Vue is a new eight-form entry mixed free secondary school planned to open in the proposed facility in September 2022.

2.4.2 The Academy has started accepting applications for the first cohort of Year 7 students for the 2021/22 academic year, who will temporarily be accommodated in premises at the nearby Connell Co-op College in September 2021. Upon the completion of the new school, the Academy will then accept 240 new Year 7 students each year until it reaches its full capacity of 1,200 in 2026.

2.4.3 Whilst the Academy's primary function is to provide education and learning to 11-16 year olds, it is also intended that the premises will also provide facilities which can be used by the wider community throughout the week, including sports and recreation facilities.

3 Pre-Application Discussions

- 3.1.1 Substantial pre-application engagement has taken place between the Applicant, Council, Trust and other key stakeholders in advance of submitting a planning application.
- 3.1.2 Multiple pre-application discussions have taken place between the project team and members of the Local Planning Authority since the inception of the scheme, most recently occurred throughout November and December 2020 to discuss the design proposals. Discussions with the Local Planning Authority have covered and informed the following aspects:
- Validation requirements and the scope and scale of any supporting technical documents;
 - Discussions around the evolving design and layout of the proposed development; and
 - The arrangements as well as the scope and scale of the community consultation.
- 3.1.3 Separate pre-application engagement has also taken place with the Local Highways Authority which has helped set out the key guiding principles and transport requirements for the proposed development. These discussions have also helped inform the layout of the proposed development, access arrangements and set out the scope and scale of the accompanying Transport Assessment.
- 3.1.4 Three possible design options for the access arrangements for the scheme were discussed at pre-application stage with the Local Highway Authority. The options presented included utilising the existing site access arrangements from Hyde Road, creating a new access to the east from Hyde Road, or creating a modified access in the centre of the site's northern boundary from Hyde Road forming an aligned cross roads junction Hyde Road and Belle Vue Street. The latter of the three options was progressed as this was deemed to be the most suitable from a highways perspective.
- 3.1.5 Specific pre-application engagement has also been completed with Sport England with regards to the provision of sports and recreational facilities as part of the proposed development. Through a response (received on 14th December 2020), Sport England set out the following requirements and comments:
- The mix of facilities and pitches should be informed by the schools curriculum and be future proofed to meet any changes. Encouraged the development of multi-sport pitches;
 - Stated further detail on the Sports Hall would be desirable;
 - Queried if community use of the facilities is anticipated, and if so, to engage with MCRAActive to determine community needs.
- 3.1.6 Overall, Sport England have confirmed that the provision of new grass playing pitches would help address locally established need for additional grass playing pitches and confirmed their

support for the proposed development and the sports provision strategy in principle.

3.1.7 Further to the advice from Sport England, MCRAActive were also consulted, with a focus on helping to determine and agree the final mixture of sports facilities to be provided on the site.

3.1.8 Following discussions with both Sport England and MCRAActive, the following aspects of the proposed developments design and operation were amended and clarified with regards to the sports provision and facilities:

- Confirmation that the facilities would be open for wider public and community use outside of school operations;
- Provision and confirmation of MUGA pitches to allow for a wider range of sports activities to occur; and
- Provision of planning for sports activities for both Summer and Winter months.

4 Public Consultation

4.1 Initial Consultation

- 4.1.1 The Co-op Academy Trust, as part their responsibilities to fulfilling the Department for Education's requirements, undertook an initial public consultation in Autumn 2020 regarding plans to open the new Co-op Academy Belle Vue. The consultation process involved writing to local residents and business to inform them of the plans for the new school. The consultation was hosted on the Co-op Academy website, with opportunity provided for interested parties to leave their comments. This consultation ran from 30th September to 14th November 2020.

4.2 Development Proposals Consultation

- 4.2.1 Further to the previous consultation stages and following the progression of a design scheme, a community consultation was subsequently organised on the development proposals in December 2020 to gain feedback from local residents. The consultation was held between the 7th – 18th December 2020 and sought to publicise more detailed proposals of the school, listen to any concerns and gather any views and feedback from local residents and other interested parties. In light of the Covid-19 pandemic, the consultation was held virtually.

4.3 Publicity

- 4.3.1 The local community were informed of the proposed development and of the consultation taking place by means of a leaflet which was distributed to the local area in the surrounding vicinity of the application site. The distribution area was agreed in consultation with the Local Planning Authority and is included in this Statement at Appendix 1.
- 4.3.2 The letter introduced the proposed development and the Trust to recipients and also invited them to view more details of the proposals online and submit any comments and feedback. A copy of the distributed leaflet is included at Appendix 2 of this statement. The consultation was also publicised to Local Ward Members and their comments welcomed.

4.4 Website

- 4.4.1 As mentioned above, the leaflet directed local residents to a website which was specially set up to allow them to browse more detailed descriptions of the proposed development and supporting illustrations and to provide feedback on the proposals. The website (<http://www.manchester.gov.uk/HydeRdSchool>) was live from the 7th – 18th December. Screenshots of the website are included at Appendix 3 of this statement.

4.5 Responses

- 4.5.1 A total of 7 responses were received to the consultation. This Statement will now summarise

these responses.

Question 1: Which best describes you (tick all that apply)

4.5.2 The question sought to understand who was responding to the consultation and allowed for more than one answer. All 7 respondents answered the question. The breakdown of results is as follows:

- Parent of a primary school child(ren): 1 (14%)
- Parent of a secondary school child(ren): 1 (14%)
- I do not have any children under 16: 2 (29%)
- Live locally (within 3 miles of the proposed site): 4 (57%)
- Work for a local primary school: 0 (0%)
- Work for a local secondary school: 0 (0%)
- Governor for a local secondary school: 0 (0%)
- Elected official in the local area: 0 (0%)
- Primary school student: 0 (0%)
- Secondary school student: 1 (14%)
- Member of a local organisation: 1 (14%)

Question 2: Do you support redeveloping the former cinema site to provide a new secondary school?

4.5.3 Responses received to the question are as follows:

- Yes: 5 (72%)
- Maybe: 1 (14%)
- No: 1 (14%)

Applicants Response

4.5.4 We welcome that most respondents supported the proposed development. The site presents an opportunity to deliver a high-quality educational establishment in a sustainable location, which is operated by an organisation with a strong track record of providing educational services in the area.

Question 3: Overall, do you feel the proposed development will have a positive impact on the local area?

4.5.5 The breakdown of responses received to this question are as follows:

- Yes: 5 (72%)
- Maybe: 1 (14%)
- No: 1 (14%)

Applicants Response

- 4.5.6 We welcome respondents view that the proposed development will benefit the area. The Trust has a strong track record and reputation for delivering high-quality education facilities in the Greater Manchester area and the wider region, and seeks to deliver the same level of quality and service to this part of East Manchester. The proposals are intended to provide educational as well as social benefits to young people as well as the wider community.

Question 4: *The design proposals comprise a three storey school building alongside a sports block building and outdoor sports/recreational facilities. Do you consider the design proposals to be appropriate?*

- 4.5.7 Responses received to the above question are as follows:

- Yes: 6 (86%)
- Maybe: 0 (0%)
- No: 1 (14%)

Applicants Response

- 4.5.8 We welcome that most respondents considered the design of the proposed development to be appropriate. The Trust has worked with the Council to ensure the design is appropriate for the function and area. In addition, the project team will continue to work alongside the needs of the Trust and its pupils to inform the progression of the detailed design for the proposals. Further engagement will also be undertaken with the Local Highway Authority to establish the final details of any off-site highway improvements.

Question 4: *Do you have any concerns regarding this scheme, if so please tell us what they are?*

- 4.5.9 Due to the open-ended nature of the question, a variety of responses were received. Concerns regarding highways impact and traffic was the most prevalent topic which was brought up by respondents. Specific aspects which were raised include the following:

- Proposals would create additional traffic on an already busy road;
- Pick up / drop off arrangements of existing nearby school causes issues and obstructs pavements and proposed development will add to this unless adequate measures are included;
- Access arrangements are unclear;
- Speed bumps needed as cars drive too fast in the area, which could be a safety issue for students.

- 4.5.10 Other issues which respondents noted included the following:

- Noise will increase due to increase in student numbers and car movements;
- School looks small compared to the size of the land;
- Student numbers are not provided and no indication of if students will be from local area;
- Site is currently used as a cut through between Kirkmanshulme Lane to Hyde Road. Would access be maintained?

Applicants Response

- 4.5.11 The application is accompanied by a Noise Assessment which has been prepared by BDP. The assessment has been used to establish that any noise impacts associated to the proposed development will not unduly impact upon the amenity of neighbouring residents
- 4.5.12 The school is designed to accommodate 1,200 students and includes a range of sports and recreational facilities helping to ensure a high quality and level of education can be provided. The size of the building itself has been carefully considered with respect to the intended capacity requirements for the school and has been designed in line with the required guidelines and standards of the Department for Education.
- 4.5.13 With regards to students being from the local area, the proposed development is being brought forward as a response to there being a future shortfall in secondary school places in the East Manchester area, based on existing primary school students and projected population growth.
- 4.5.14 Vehicle access to the site will remain from a dedicated access from Hyde Road, similar to that utilised for the previous cinema use. The existing access point will be modified to improve the efficiency and safety for vehicles entering and exiting the site. The existing access from Kirkmanshulme Lane is to be retained for pedestrian use, as well as for servicing vehicles only. Further engagement is to be undertaken with the Local Highway Authority to establish the final details of off-site highway improvements within the local vicinity. Pedestrian crossing improvements at the crossroads junction of Hyde Road, Belle Vue Street and the site access have been identified for inclusion, as have traffic safety measure on Kirkmanshulme Lane.
- 4.5.15 There are no formal public rights of way which traverse the site which are required to be maintained. Whilst a connection between these two roads would be retained, it is intended that this would be for use by school staff, pupils and visitors to the site only.

***Q:** Please share any other comments you have on the proposals*

- 4.5.16 Two responses were received to this open-ended question. One reiterated that there was not enough detail and information made available to make more detailed comments
- 4.5.17 The other comments set out that the proposed development will have a positive impact on the community and also requested that a swimming pool be provided.

Applicants Response

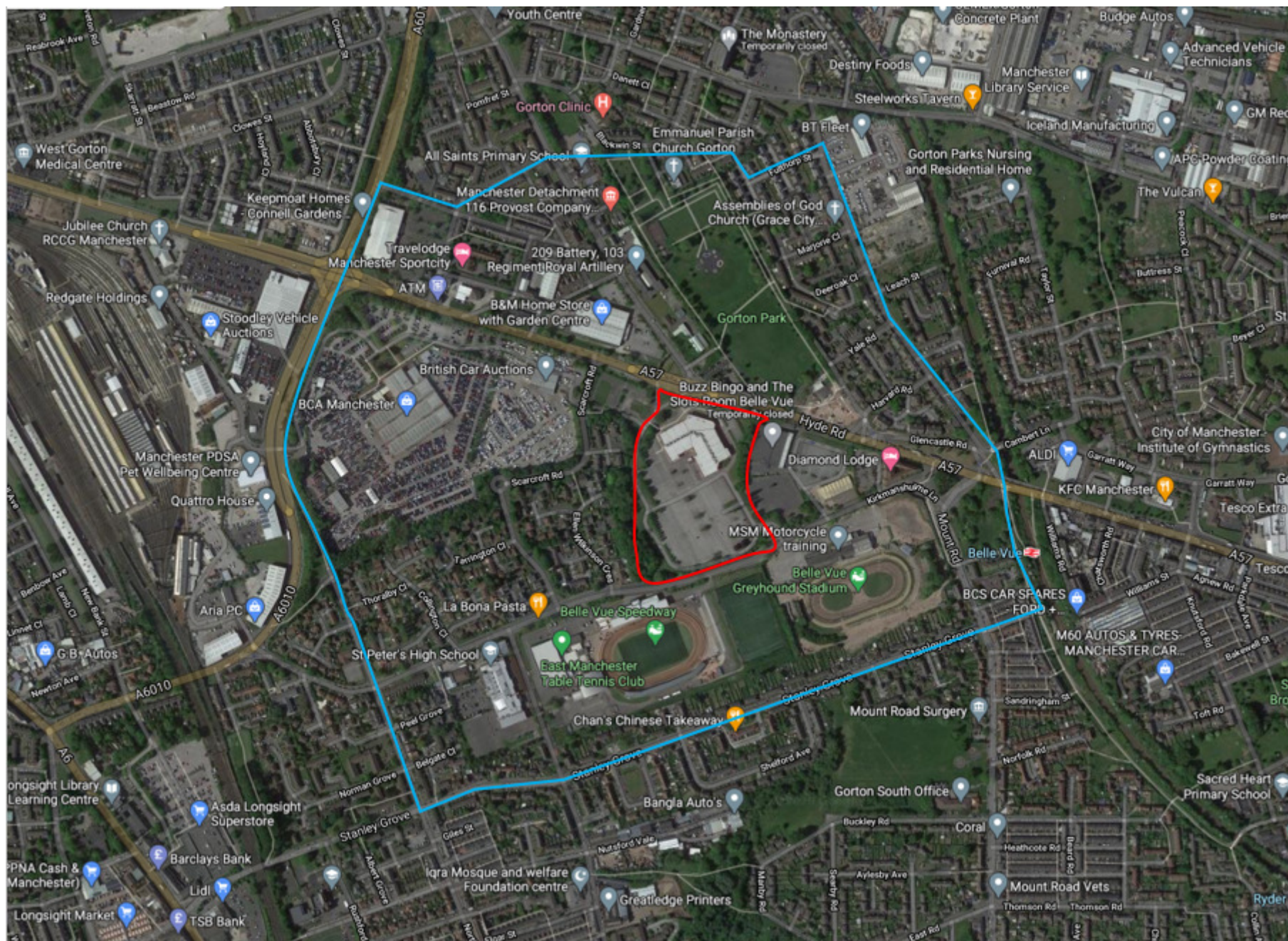
- 4.5.18 With regards to the level of detail submitted for the public consultation, this was considered to be sufficient enough to adequately inform the local community of the proposed development. The Applicant and Trust welcomes the response that the school will have a positive impact in the area.
- 4.5.19 With regards to the swimming pool, the proposed development does not include for this provision. The level and amount of sports facilities and provision has been carefully designed to reflect the curriculum of the school and has been agreed in consultation with both Sport England and MCRAActive.

5 Summary and Conclusions

- 5.1.1 Both the Applicant and the Trust have undertaken a series of pre-application consultation activities with the relevant Council departments and key stakeholders which have enabled agreement on the suitability of the principle of development for the application site and also informed the scope and scale of any supporting documentation.
- 5.1.2 A public consultation was also carried out virtually, in line with the relevant local and national guidance and within the scope of what was viable in light of the Covid-19 pandemic, to inform local residents of the proposed development and to gather their views.
- 5.1.3 All comments and feedback which has been received during the public consultation has been addressed and considered through this statement.

Appendix 1 - Consultation Mail Distribution Area

Public Consultation – Mail Distribution Area December 2020



Appendix 2 – Public Consultation Leaflet



Pre-planning consultation event

Co-op Academy Belle Vue – a new secondary school on Hyde Road

We are pleased to invite you to comment on the design for Co-op Academy Belle Vue – a new secondary school on Hyde Road we propose to locate on the former Showcase Cinema site. This consultation is prior to any planning application being submitted to the Council.

We want to hear from the Belle Vue community and surrounding areas about the proposals. Co-op Academy Belle Vue will be sponsored by the Co-op and will accommodate 1,200 students between the ages of 11 and 16 years.

Co-op Academies Trust has 26 schools across the North of England and has a strong history in Manchester for providing high-quality education, such as Co-op Academy Manchester, which has a strong reputation in the community.

The school will also honour the heritage of the Belle Vue community and offer a range of community facilities to ensure that the school benefits the wider community. We will work closely with local families, communities and services to enhance what is available within the area.

Parents, carers, residents and local community groups are invited to respond online. You can take part in our consultation from 7 December to 18 December 2020.

Please visit the following link to view the proposals:

**[www.manchester.gov.uk/
HydeRdSchool](http://www.manchester.gov.uk/HydeRdSchool)**

Your support and feedback would be very welcome, and we hope you will respond to us.

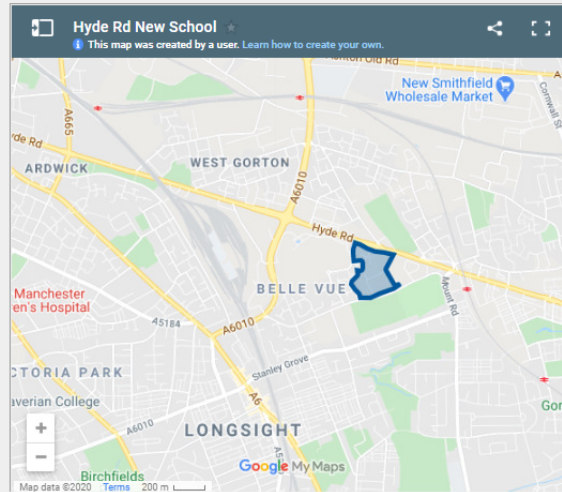
Appendix 3 – Consultation Website Extract



Co-op Academy Belle Vue consultation

A new school on Hyde Road

We are pleased to invite you to comment on the design for Co-op Academy Belle Vue – a new secondary school on Hyde Road we propose to locate on the former Showcase Cinema site. This consultation is prior to any planning application being submitted to the Council, as such the design image is a mockup and may change based on consultation feedback



[Open a larger version of the map](#)



Proposal

Co-op Academies Trust has 26 schools across the North of England and has a strong history in Manchester for providing high-quality education, such as Co-op Academy Manchester, which has a strong reputation in the community. Co-op Academy Belle Vue will be sponsored by the Co-op and will accommodate 1,200 students between the ages of 11 and 16 years.

This new school will also focus honouring the heritage of the Belle Vue community and offering a range of community facilities to ensure that the school benefits not just the students but the wider community as well.



This is a 3D design image to give you an idea of what the school may look like (when viewed from Hyde Road) and is not the final product.

Have your say

We want to hear from the Belle Vue community and surrounding areas about the proposals. So that we can work closely with local families, communities and services to enhance what is available within the area.

Parents, carers, residents and local community groups are invited to respond online. You can take part in our consultation from the **7 December to 18 December 2020**.

[Have your say](#)



Appendix 4 – Consultation Questionnaire



1. Which best describes you (please select all that apply)

- ☐ I am a parent of primary school child(ren)
- ☐ I am a parent of secondary school child(ren)
- ☐ I do not have any children under the age of 16
- ☐ I live locally (within 3 miles of the proposed site on Hyde Road)
- ☐ I work locally (within 3 miles of the proposed site on Hyde Road)
- ☐ I work for a local primary school
- ☐ I work for a local secondary school
- ☐ I am a governor for a local secondary school
- ☐ I am an elected official in the local area (e.g. councillor, MP)
- ☐ I am a primary school student
- ☐ I am a secondary school student
- ☐ I am a member of a local organisation (e.g. community group, youth group, religious group, sports group)

2. Do you support redeveloping the former cinema site to provide a new secondary school?

- ☐ Yes
- ☐ Maybe
- ☐ No