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T +44 (0)161 228 6411
www.lsh.co.uk

Robert Griffin
Principal Planner
Development Management South
Planning, Licensing and Building Control
Growth and Development Directorate
Manchester City Council
PO Box 532
Manchester
M60 2LA

Lambert Smith Hampton
3 Hardman Street
Spinningfields
Manchester
M3 3HF

Dear Robert

Temporary Full Planning Application, Newall Green Academy, Wythenshawe, M23 2SX

Lambert Smith Hampton (LSH) write on behalf of our client, the Department for Education ('DfE'), in respect of a full application for the erection of temporary teaching and school accommodation for a period of three years at Newall Green Academy, Wythenshawe, M23 2SX.

The provision of the temporary accommodation is necessary to facilitate the reopening of the Newall Green Academy for the academic year commencing September 2023. The reopening of the academy and use of the accommodation will occur concurrently with refurbishment works across the wider academy estate to deliver state-of-the-art learning spaces for its pupils. A separate planning application to secure, as appropriate, the necessary consent for the refurbishment works will follow in due course.

This application has been submitted via the Planning Portal (ref: **PP-11725534**) and comprises the following documents:

- Application Forms and Ownership Notifications;
- This Covering Letter (prepared by, Lambert Smith Hampton)
- Site Location Plan (drawing ref: FS0998-LBY-XX-XX-D-A-9000-P01)
- Existing Site Plan (drawing ref: FS0998-LBY-XX-XX-D-A-9010-P01);
- Existing Sections A & B Plan (drawing ref: FS0998-LBY-XX-XX-D-A-9030-P02);
- Demolition Site Plan (drawing ref: FS0998-LBY-XX-XX-D-A-9020-P01);
- Proposed Site Plan (drawing ref: FS0998-LBY-XX-XX-D-A-9110-P01);
- Proposed Ground Floor Plan (drawing ref: FS0998-LBY-XX-XX-D-A-9120-P02);
- Proposed First Floor Plan (drawing ref: FS0998-LBY-XX-XX-D-A-9130-P02);
- Proposed Roof Plan (drawing ref: FS0998-LBY-XX-XX-D-A-9140-P02);
- Proposed Sections A & B (drawing ref: FS0998-LBY-XX-XX-D-A-9150-P02);
- Proposed Elevations NE & SW (drawing ref: FS0998-LBY-XX-XX-D-A-9160-P02);

- Proposed Elevations SE & NW (drawing ref: FS0998-LBY-XX-XX-D-A-9160-P02);
- Tree Survey (prepared by Arbtech ref: TSR 01).

The requisite application fee of £10,164.00 has been paid via Planning Portal. The fee is based on the Gross External Floorspace ('GEA') of the proposal, of 1,649sqm.

The Site Location

The existing Newall Green Academy ('the Academy') site is located in Wythenshawe, approximately 8 miles south of Manchester City Centre. The location of the application site is shown below in **Figure 1**. The academy site is bound by Greenbrow Road to the east, a cluster of housing to the south, Clay Lane to the west and Scout Drive to the north.

Greenbrow Road provides the main vehicular and pedestrian access into the site and is located on the eastern boundary of the site. Greenbrow Road provides access to Hollyhedge Road to the north and forms a loop road back towards the school, when followed to the south. Beyond Clay Lane, to the west of the site, is an area of designated Green Belt land.

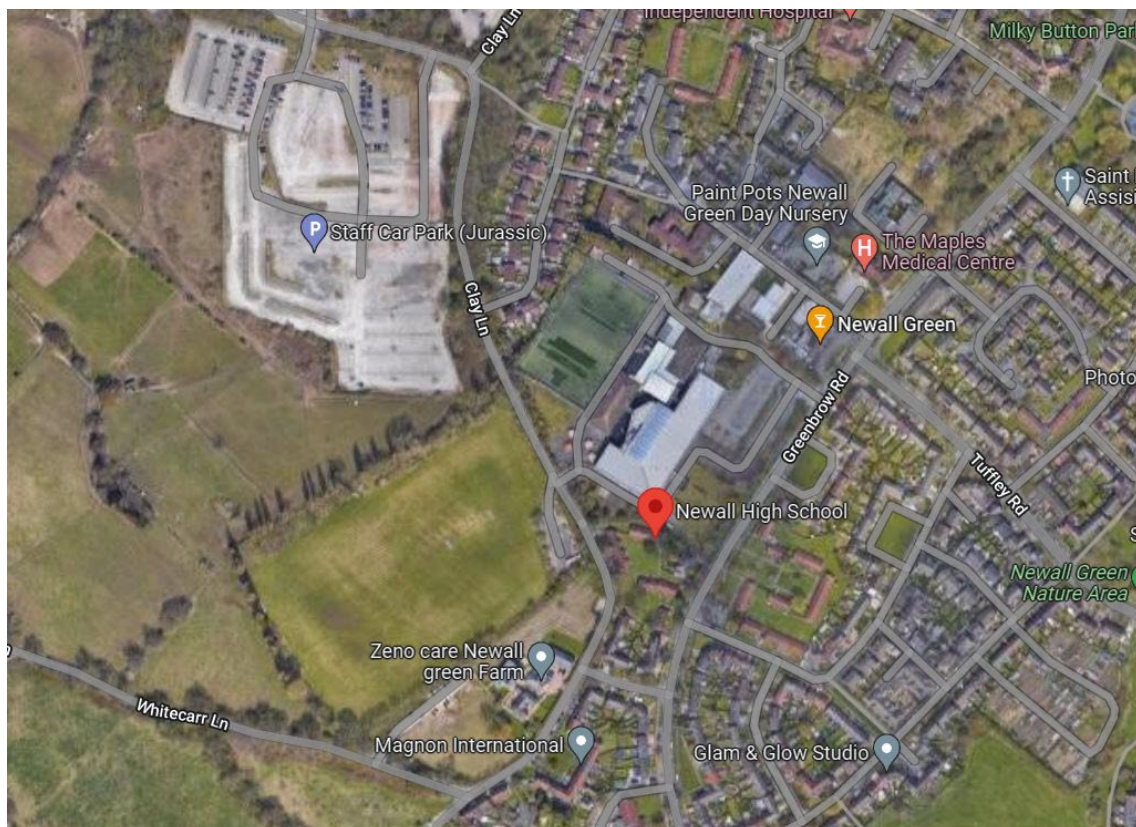


Figure 1: Site Location (Google Maps, 2022)

The academy drop-off point is situated within the boundary of the site, parallel to Greenbrow Road and adjacent to the designated car park, comprising 46 no. spaces. This is accessed via a through

road which leads to the back of the school and a second area of car park. A secondary access road is located on the western boundary of the site, off Clay Lane, albeit this is not functional.

Planning History

A review of Manchester City Council's planning portal shows that there are two relevant applications for the erection of temporary teaching accommodation within the boundary of the school, in 2001 and 2006. The most recent application was approved in July 2006 (REF 079637/VO/2006/S2) and consented '*the provision of two storey temporary teaching accommodation for a period of two years during construction of new school building*' with the approved site plan shown below in Figure 2.

The application was approved with 9 conditions relating to the submission of various pre-commencement schemes such as vehicular access and refuse and recycling information. Given the similarities of the historical application and the subject application.



Figure 2: Approved Site Plan (REF 079637/VO/2006/S2). (Source: MCC Planning Portal)

Background

Academy Closure

At the end of the 2020/21 academic year Newall Green Academy closed following a decision to do so by the Prospera Learning Trust who then ran the school at that time. The decision to close the academy was made in agreement of the Department for Education (DfE).

The rationale for the closure of the school was due to falling student numbers and a poor Ofsted record, which have previously rated the academy as inadequate. The academy, when operational, provided 900 comprehensive secondary school and sixth form school places, albeit, in the year prior to its closure only 437 students were enrolled.

Since its closure, it has been determined that the academy places are required. The Dixon Academies Trust ('the Trust') now intend to reopen Newall Green Academy and provide a state-of-the-art small local serving education establishment.

Dixon Academies Trust

As a trust of 15 schools, which will grow to 17 by next year (2023), Dixons Academies Trust focuses specifically on the turnaround of academies and new free schools, working in the parts of the north where young lives are adversely affected by social and educational disadvantage. The Trust's mission is to challenge this disadvantage and give every child, regardless of background, the opportunity to fulfil their academic potential. Dixons Academies Trust currently leads five outstanding free schools.

The Trust has over 30 years' experience and operates in Bradford, Leeds, Manchester, and Liverpool. For every year the Trust have qualified for the DfE Multi-Academy Trust Performance Tables they have appeared in the top three, achieving second again in 2019, the last time they were published, and demonstrating that they significantly out-perform national averages. The opportunity presented to deliver state-of-the-art facilities and reopen Newall Green Academy will enable the Trust's to open their second school within the Wythenshawe area, alongside Dixons Brooklands Academy, which is situated c. 1.7 miles from Newall Green.

Re-opening of Newall Green

To ensure that the initial opening date of the academic year 2023 is achieved, the DfE and the Trust are working proactively with Manchester City Council ('MCC'). The short-term priority is to secure planning permission for, and to deliver, temporary teaching and school accommodation on the site required to enable the early opening of the school whilst refurbishment works to deliver the state-of-the-art education facilities are undertaken across the wider school estate.

Subject to obtaining planning permission, the temporary accommodation will provide 140 places for Year 7. It is envisaged that the duration of the temporary accommodation will only be required whilst the wider academy refurbishment works are completed during the academic year 2023 – 2024. Following completion of the refurbishment works the re-opening of the wider academy estate is predicted for the academic year 2024 – 2025. The academy will then organically grow year-by-year until it has a full cohort of students aged 11 to 16 by 2027.

A full description of the proposed development is set out below.

Proposed Development

The full description of development is as follows:

"Full planning permission for the erection of two temporary teaching and school accommodation buildings, comprising in total 1,618 sqm floorspace (Use Class F1) for a period of 3 years, Newall Green Academy, Wythenshawe"

The proposal for the temporary accommodation comprises two separate blocks, as follows:

Block A (Teaching Block)

Block A takes the form of a two-storey modular building comprising:

- Floorspace (GIA): 1,336.2sqm
- Height: 6.97m
- Length: 39.86m
- Width: 17.26m

The linear building is to be sited on an area of predominantly hardstanding on the site that currently comprises car park and drop facilities associated with the academy.

Four entrances to the building are proposed – these are shown on Proposed Site Plan (ref: FS0998-LBY-XX-XX-D-A-9110-P01) – and comprise the academy's main entrance, one dedicated student entrance, one entrance for plant access and another emergency entrance. Stepped access, and access ramps (at a c. 1:15 gradient) are proposed alongside all entrances.

Internally the building incorporates a series of classrooms, meeting rooms, toilets, offices, plantrooms, and other essential function required for the operation of the academy, as shown on the Proposed Ground and First Floor Plans (drawing refs: FS0998-LBY-XX-XX-D-A-9120-P02 & FS0998-LBY-XX-XX-D-A-9130-P02).

The external material for the block comprises:

- External Walls - one-piece construction with high-performance, low- maintenance plastisol-coated galvanised steel cladding
- Roofs - impact resistant one-piece construction covered with solar-reflective, profiled aluminium- zinc coated steel
- Doors - steel faced
- Windows - PVC-U frames with double glazing

The supporting Tree Survey confirms that several identified arboricultural features (ref: G5 and H1) are required to be removed to facilitate the accommodation in this location, as shown on Demolition Site Plan (drawing ref: FS0998-LBY-XX-XX-D-A-9020-P01);

Block B (Hall Block)

Block B takes the form of a one storey modular building comprising:

- Floorspace (GIA): 282.1 sqm
- Height: 4.03m
- Length: 20.06m
- Width: 14.64m

The building is proposed to be predominantly sited on the area of land comprising the schools drop off facility, it also occupies an area of currently comprising several identified features (ref: G5, G6 and H1) within the supporting Tree Survey.

Three entrances to building are proposed – these are shown on Proposed Site Plan (ref: FS0998-LBY-XX-XX-D-A-9110-P01) – and comprise dedicated student entrance, a delivery entrance situated immediately adjacent to the proposed delivery bay, and another emergency entrance. Stepped access, and access ramps (at a c. 1:15 gradient) are proposed alongside all entrances.

Internally the building incorporates the academy's assembly / dining hall, food preparation / kitchen area and associated stores, and the requisite furniture store as shown on the Proposed Ground Floor Plan (drawing ref: FS0998-LBY-XX-XX-D-A-9120-P02)

The external material for the building comprises:

- External Walls - one-piece construction with high-performance, low- maintenance plastisol-coated galvanised steel cladding
- Roofs - impact resistant one-piece construction covered with solar-reflective, profiled aluminium- zinc coated steel
- Doors - steel faced
- Windows - PVC-U frames with double glazing

The supporting Tree Survey confirms that several identified features (ref: G5, G6 and H1) are required to be removed to facilitate the accommodation in this location.

External Layout

The 'Proposed Site Plan' (ref: FS0998-LBY-XX-XX-D-A-9110-P01) provides details of the proposed external layout of the temporary accommodation, and wider site.

The plan identifies that the existing greenspace and hardstanding play area to the south of the proposed temporary accommodation site will remain available and accessible to students.

Parking, Delivery and Servicing Arrangement

To enable the siting of the temporary accommodation the proposal results in the temporary loss of 34 car parking spaces (including 2 accessible spaces). In total the temporary proposal seeks to reconfigure this existing car parking spaces, and for the duration of the temporary accommodation 12 parking spaces (including 2 accessible spaces) are to be delivered within the red line boundary. The proposed car parking area also encompasses a delivery bay adjacent to Block B.

Within the secure boundary of the site 50 bicycle parking spaces are proposal. These are proposed to be of a Sheffield Stand Design.

Relationship with Refurbishment Works

Whilst the refurbishment works to the existing academy take place, construction workers and staff/pupils will have dedicated separate access points. The main access points off Greenbrow Road will be retained for users of the temporary academy accommodation, contractors undertaking the refurbishment works will access the site via the entrance off Clay Lane.

Furthermore, as represented in the Proposed Site Plan (drawing ref: FS0998-LBY-XX-XX-D-A-9110-P01), a 2.4m perimeter fence will be installed, and its siting reflects the red line site boundary of this application.

Length of the Temporary Permission

As a precaution this full planning application seeks to secure the temporary consent for a period of three years to allow for a level of flexibility should there be unforeseen delays associated with the wider refurbishment works. Notwithstanding that it is envisaged that wider academy estate will be available for the academic year 2024 – 2025.

Reinstatement of the Site

Following the completion of the wider refurbishment works and reopening of the wider academy estate it is proposed that the area subject to this temporary proposal will be reinstated. Therefore, it would be appropriate for MCC to attach a suitably worded planning condition to any permission granted requiring its reinstatement. The wording of such a condition could be as follows:

'The permission hereby granted is for a limited period only, expiring on XXXXX and the buildings, works and use comprising the development for which permission is hereby granted are required to be respectively removed and discontinued. The land shall be reinstated in accordance with a scheme

and within a timeframe submitted to and approved in writing by the City Council local planning authority before this permission expires.'

Such scheme would need to include new landscaping proposals to account for the identified features lost because of the siting of the accommodation. It is envisaged that as part of the wider refurbishment works that landscaping improvements at the site will be proposed, subject to obtaining consent for these works, any future scheme submitted subject to the condition will be consistent with the wider works.

The following section of the letter provides an appraisal of the proposed development pursuant to the adopted Development Plan for Manchester.

Development Appraisal

The National Planning Policy Framework (NPPF) sets out the government's planning policies for England and how these are expected to be applied. Paragraph 8.95 states that Local Planning Authority's (LPA's) should take a proactive approach to ensure that there is a sufficient supply of school places to meet the needs of communities.

Furthermore, planning legislation requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

In this instance the adopted Development Plan for Manchester City Council comprises the adopted Core Strategy ('CS') (June 2012), saved policies of the Unitary Development Plan ('UDP') (July 1995), the Greater Manchester Joint Minerals Development Plan (April 2013) and the Greater Manchester Joint Waste Development Plan (April 2012).

Within the CS, the 'Citywide Challenges' section (para 2.28) discusses the 'Sustainable Community Strategy vision', and how this can be achieved through improving access to various social infrastructures including access to education.

Objective 1 of the CS Spatial Principles relates to the distribution of educational services across Manchester in the context of climate change mitigation and adaptation. This is emphasised further in Policy T2 which deals with 'Accessible areas of opportunity and need' and seeks to ensure that educational opportunities are accessible by walking, cycling and public transport.

Policy CC 9 'Design and Heritage' sets out guidance on the design of new buildings in terms of appearance and function. Furthermore, Policy EN1 'Design Principles and Strategic Character Areas' sets out that all development in Manchester is expected to have regard to the strategic

character area that it is located within. In this instance, the site is in the 'Wider Wythenshawe Character Area', where low rise suburban areas are considered as principal features to be retained.

By virtue of the sites planning history, it is considered that the principal of the temporary school and teaching accommodation, has been established. As was the case then, the provision of the proposed temporary teaching blocks will now enable the re-provision of education facilities serving the local community at Newall Green in the short term and will in tandem facilitate the comprehensive refurbishment works of the wider estate to deliver state-of-the-art education facilities.

As highlighted the temporary teaching accommodation detailed will facilitate the early opening of the academy for the academic year 2023 and deliver an initial 140 students places. By facilitating the wider refurbishment works, this proposal will ultimately enable the organic growth of the student population at Newall Green Academy thereafter between 2023-2027 while also alleviating pressure on surrounding schools.

Moreover, given that the school previously provided capacity c. 900 pupil it is considered that the temporary proposal which provides capacity to accommodate 140 pupils will result in no impact arising on the local highways network given the less intense nature of the proposal.

The addition of the temporary teaching block on the subject site is once again, crucial for improving access to high-quality education infrastructure within the Wythenshawe area and ensuring that there is a sufficient supply of school places to meet the needs of community.

The refurbishment and re-provision of accessible, state of the art educational facilities at Newall School is therefore directly in line with objectives of the CS, specifically Policy SP1 and T2, as well as the objectives of the NPPF. As such, the principle underpinning this application is therefore acceptable.

It is however acknowledged that the temporary nature of the accommodation does not represent a suitable permanent building. Notwithstanding that, the proposed is similar in scale and massing to nearby buildings and will be maintained in good condition. Considering this, the building respects the character and appearance of the site and surrounding area and accords with design policies CC9 and EN1 in the adopted Core Strategy.

Furthermore, it is proposed that a suitably worded planning condition is attached to require the removal of the building after a period of three years and the reinstatement of land, as detailed in the preceding section of the letter. Such proposals for the reinstatement of land will include new landscaping proposals to account for the identified features (G5, G6 and H1 which comprises two groups of young trees and one hedgerow all identified as Category C features within the supporting Tree Survey) lost because of the siting of the accommodation.

Conclusion

Considering the above, it is considered that the delivery of the temporary school and teaching accommodation will facilitate Dixon Academies Trust reopening of the Newall Green Academy at the beginning of the academic year 2023/24. It is considered that the proposal is acceptable given its accordance with the adopted Development Plan.

Therefore, we trust that this application can be dealt with in a timely manner and planning permission should be granted without delay.

I trust that this application is acceptable, and I look forward to receiving confirmation that the application has been validated in due course. In the meantime, if you have any queries or seek further clarification; please do not hesitate to contact me.

Yours sincerely,



Adam Buxton
Senior Planner
Planning, Regeneration, and Infrastructure

Email: abuxton@lsh.co.uk

CC Samantha Judd (Department for Education) - Samantha.JUDD@education.gov.uk
John MacDonald (Department for Education) - John.MacDONALD@education.gov.uk
Maisie Boyes (LSH) – mboyes@lsh.co.uk