

BOROUGH OF POOLE

**CAPITAL PROGRAMME BOARD
29 MAY 2014**

**CABINET
10 JUNE 2014**

**COUNCIL
24 JUNE 2014**

**JOINT REPORT OF THE STRATEGIC DIRECTOR AND THE HEAD OF
CHILDREN, YOUNG PEOPLE AND LEARNING**

SECONDARY SCHOOLS OPTIONS STUDY

1. PURPOSE

- 1.1 The purpose of this report is to update Members on the outcomes of the work to assess possible sites for a new Secondary school and to seek approval to undertake further detailed feasibility analysis on three sites.

2. DECISIONS REQUIRED

- 2.1 That the Capital Programme Board recommends Cabinet and Council to approve that the following three sites are taken forward for further detailed technical analysis as possible sites for a new Secondary school:
- Land at Creekmoor, north of Upton Road
 - Dolphin Swimming Pool/Kingland Road car park
 - Constitution Hill Road – college campus
- 2.2 The Capital Programme Board recommends Cabinet and Council grant their approval:
- a) to the acquisition of the Bournemouth and Poole College site, irrespective of the decision to utilise the site for delivery of a Secondary School;
 - b) to delegate authority to the Corporate Property Officer in consultation with the Head of Financial Services and the Acting Chief Executive to agree the terms of the acquisition, including the purchase price, with Bournemouth and Poole College;

- c) to delegate authority to the Head of Legal and Democratic Services and the Corporate Property Officer to conclude the legal documentation of the acquisition of the Bournemouth and Poole College site.

3. BACKGROUND

- 3.1 Based on current pupil projections, an additional 10 forms of entry (300 places) will be required in Year 7 over the period 2018 to 2022. Beyond 2022 additional places may be required depending on future births, migration, take up and housing developments.
- 3.2 These places will need to be secured through either the expansion of existing schools and/or the development of a new Secondary school.
- 3.3 In September 2012 Cabinet gave approval to undertake an options study to explore the feasibility and costs of expanding existing Secondary schools and to establish a business case for a new Secondary school.
- 3.4 The information arising from the study will be used to develop jointly with schools, Dioceses and Academy Trusts a Borough wide shared plan that enables the Council to meet its statutory duty to secure sufficient and suitable Secondary school places for Poole resident children of statutory school age.
- 3.5 Over the past year, the first stage of this study, comprising a high level feasibility assessment, has been funded and commissioned by the local authority, co-ordinated by a Project Team and overseen by a Steering Group, comprising headteachers, Diocesan representatives and senior LA officers.
- 3.6 The first stage feasibility assessment involved Aedas Architects and Gleeds (cost consultants) working with the schools to identify an initial long-list of development options which was then reduced to a short-list of preferred alternatives. The technical analysis associated with the assessment process has provided information on the opportunities, constraints, risks and costs of developing additional accommodation at each location.
- 3.7 It also involved consideration of the potential to develop a new Secondary school on the land at Creekmoor, north of Upton Road, which is earmarked for education use in the Local Development Framework. . A map of the site is attached at Appendix A.
- 3.8 In the course of the study it became evident that the Creekmoor site is heavily constrained by planning policy and services infrastructure. Furthermore, it also became evident that the part of the land within the area allocated in planning terms for educational purposes, forms part of Upton Park Farm which is owned freehold by Borough of Poole subject to an Agricultural Tenancy Agreement. Part of the farm is also allocated in the Poole Site Specific Allocations and Development Management Policies DPD July 2011

as land to be used for the delivery of a Suitable Alternative Natural Greenspace (“SANG”).

- 3.9 In order to progress utilising the land for a Secondary school, as well as the SANG, the Council would need to seek advice from consultants who specialise in agricultural law in order to take transactional advice. At this stage, any changes to the proposed tenancy agreements which are intended to facilitate delivery of the SANG, would put that delivery in jeopardy and therefore a separate negotiation would be required to acquire part of the land leased to the farm tenant for the purposes of a school.
- 3.10 The risks, costs and, most particularly, the delay associated with both acquiring the land and obtaining planning permission, a prerequisite in advance of any re-negotiation of the farm tenancy, call into question the Creekmoor site's suitability as a development option.
- 3.11 Corporate Estates were therefore asked to undertake a further review of the Council's assets and any non Council owned properties or sites to check whether there were any other sites that might be suitable for the development of a Secondary school, either with a site area that matched Building Bulletin 98 standards or with a reduced area to accommodate an “urban school” arrangement.
- 3.12 A long list of 10 sites, some owned by the Council and some not, was considered by officers from Corporate Estates, Property Management, Planning, Transportation and Children, Young People and Learning and the following three sites were identified as having suitable development potential.
- Turner's Nursery
 - Dolphin Swimming Pool / Kingland Road car park
 - Constitution Hill Road – college campus
- 3.13 The consultants were then commissioned to undertake a high level analysis of these three sites to identify the opportunities and constraints for development of a new Secondary school. Development potential was considered in relation to three options for the capacity of a new school:

Forms of Entry	Years 7 to 11	Post 16	Total Capacity
6 FE (PAN 180)	900	200	1100
8 FE (PAN 240)	1200	240	1440
10 FE (PAN (300)	1500	300	1800

- 3.14 The outcomes of the first stage of the study were reported to the Capital Programme Board on 30th January 2014 and Members noted that work was on-going to assess three additional possible alternative sites for a new Secondary school and that a further report will be brought forward in due course to report the outcomes of this work.
- 3.15 On 25th February 2014 Council approved the recommendations from the Capital Programme Board that:
- the study moves to the second stage which involves detailed feasibility analyses of the options to be taken forward;
 - the options to be taken forward for further analysis are in relation to the expansion of the following schools:

Carter Community School
Parkstone Grammar School
Poole Grammar School
Poole High School
St Edward's RC/CE VA School
- this work is funded from the budget allowance of £700k included in the Children's Services Capital Strategy 2014-2018.
- 3.16 This report details the outcomes of the work to assess the three possible alternative sites for a new Secondary school.

4. **URBAN SCHOOLS**

- 4.1 In urban settings land is not always available to develop the traditional model of a school with low rise buildings and extensive sports facilities and playing fields.
- 4.2 As part of the first stage feasibility assessment, Aedas Architects were asked to provide an analysis of precedents for urban schools built on confined sites.
- 4.3 Appendix B sets out the key themes common to urban schools in relation to buildings, site and landscape and cost implications.

5. **TURNER'S NURSERY**

- 5.1 Turner's Nursery site is located immediately east of Branksome Heath Junior School. The site is to the north of the rear of residential properties on Livingstone Road, bounded by Uppleby Road to the west and a footpath/cycle path and Victoria Road to the east. A map of the site is attached at Appendix C.
- 5.2 The land is owned by the Borough.

- 5.3 The Local Plan establishes that the site is a mix of Public Open Space and proposed education use. The total site area measures 26,799m² to the boundaries and comprises two zones: the overgrown rectangular area to the south west corner is designated as D1 education use and measures 11,902m², whilst the remaining open space measures 14,897m².
- 5.4 The sensitive nature of the public open space is a major constraint and it is very unlikely that development of this area would be supported by the local planning authority.
- 5.5 Discussions with the Senior Development Officer in Transportation Services have established that there is a lot of activity around Sylvan Infant and Branksome Heath Junior Schools, both located in Livingstone Road, so that ideally access to a new school would be away from the accesses to the existing schools to spread vehicular activity at school start and finish time. A new Secondary school would potentially add a significant amount of traffic to the local roads.
- 5.6 Due to the planning sensitivity in relation to the public open space, only the area of the site designated as D1 education use was considered and it was concluded that this site was only large enough to accommodate a 6 form entry school with 180 places in each year group and a total capacity for 1100 students under the urban school precedent.
- 5.7 Newtown, the ward in which the land sits, currently has the lowest proportion of open space per population at c.0.68 hectares per 1000 population. This is approximately 15% of the Local Plan Standard of 4.65 hectares per 1000 population. Environmental and Consumer Protection Services (E&CPS) is interested in progressing discussions regarding the future of the D1 education land and has suggested that it could be incorporated into the adjacent Turner's Nursery open space to provide a small increase in public open space to address the known deficit. This approach could also secure the future of the Friends of Turner's Nursery community orchard, which is within the D1 area.

6. DOLPHIN SWIMMING POOL / KINGLAND ROAD CAR PARK

- 6.1 The site sits to the east of Seldown Bridge, bounded by residential houses on Kingland Road to the north and Park Lake Road to the east. A map of the site is attached at Appendix D.
- 6.2 The site area measures 15,730m² and is currently used as a pay and display car park with 350 car park spaces and with the Dolphin Swimming Pool Leisure Centre occupying the north west corner.
- 6.3 The land is owned by the Borough.

- 6.4 Any increase in traffic as a consequence of a new school would need to be considered. Access to a new school appears feasible as the site is located in the centre of town and enjoys very good accessibility by car, is near the Poole bus and train stations with good access to public transport, and there are also good pedestrian facilities in the vicinity. The existing site access which currently serves the car park would be adequate to serve the school which would generate fewer trips than the car park use.
- 6.5 The implications of the loss of parking would need to be investigated as part of any detailed assessment.
- 6.6 The Dolphin Swimming Pool facility is comprised of three main swimming pools (33m Main Pool, a Diving Pool and a Teaching Pool), a dance studio and a modern fitness gymnasium. It is well used receiving approximately 375,000 visits per year and plays an important role in enabling healthy active lifestyles. However, it is aging and is likely to require significant maintenance, estimated to be in the region of £1.45m over the next 10 years. The contract to operate the Council's Leisure Centres is also coming to an end in 2016.
- 6.7 A separate Member Working Party will be looking at all options for future facility provision and management during 2014, before making recommendations to the Council. The Bournemouth and Poole Built Sports Facilities Strategy (2014) identifies that closure of this facility would leave a very significant shortfall in provision and have a detrimental impact on capacity across for conurbation.
- 6.8 For each of the three options considered for 6, 8 and 10 form entry schools, a variant with a 25m swimming pool was included to replace the existing pool.
- 6.9 Based on the range of site areas established in the urban school precedent study, the site is large enough to accommodate all of the capacity options. However, the 10 FE option is only just above the lower limit at 15% of the recommended site area.

7. BOURNEMOUTH AND POOLE CAMPUS – CONSTITUTION HILL ROAD

- 7.1 The site sits to the north of Constitution Hill Road and Jellicoe Close, bounded by mature trees and residential gardens to the north and east and by the site of the new Junior school on the former Fourways site to the west. A map of the site is attached at Appendix E.
- 7.2 The site area measures 17,330m².
- 7.3 The land is owned by Bournemouth and Poole College and is currently in use for education purposes.
- 7.4 As part of the rationalisation and redevelopment of the Bournemouth and Poole College Campus, this site was identified as a disposal to fund their redevelopment works. Therefore, the purchase of the site is time limited as

the College is considering a market disposal but has agreed, in the spirit of partnership working, to offer to the Council the first opportunity to purchase.

- 7.5 Although the site has an established education use in planning terms, the Local Plan identifies the site as having a site specific allocation as a suitable location to deliver a mix of development comprising one or more of the following:
- A residential scheme that could incorporate an element of extra care accommodation;
 - A care/nursing home facility;
 - A community facility.
- 7.6 This allocation does not preclude the continuation of education use.
- 7.7 A building on site (Lady Russell Cotes House) appears on the Borough's list of Local Heritage Assets as "a good example of the Arts and Crafts style". A local listing does not confer the legal protection afforded Listed Buildings and Conservation Areas as set out in the 1990 Act and the demolition of this building is possible. For this to be permitted, it would need to be demonstrated that the loss of the building is outweighed by the benefits of the proposal.
- 7.8 Discussions with the Senior Development Officer in Transportation Services have established that there would be significant safety issues on Constitution Hill Road associated with the site's use as a Secondary school and that an alternative principal access route would be required to mitigate the safety concerns. Furthermore, there are existing traffic congestion issues emanating from the Shah of Persia traffic lights which may be adversely affected by the traffic generated by the proposed Secondary school. The transportation considerations of this proposal would require particularly careful assessment.
- 7.9 Part of the site is steeply sloping and wooded, preventing reasonable vehicular access between the upper area (accessed from Jellicoe Close) to the lower area (accessed from Constitution Hill Road). Access between these levels for the ambulant disabled and wheelchair users requires engineered solutions. In view of this, the development options considered a split site approach with the higher level becoming car parking and sports provision and the lower given over to the main accommodation and student arrival and social spaces.
- 7.10 Based on the range of site areas established in the urban school precedent study, the site is large enough to accommodate all three of the school capacity options, although the extent of protected mature trees and the site topology significantly reduce the developable area.
- 7.11 Owing to the need to purchase the site in advance of the any decision to progress a preferred option for the development of a Secondary school the Council will be purchasing the site at risk. This option will not be capable of being considered further without this transaction taking place first. If planning

permission cannot be obtained then the Council will need to decide to develop a range of alternative uses or resale of this site.

- 7.12 The College are looking to vacate the site in August 2015 and would therefore look to complete the transaction at this time. However, to confirm the Council's intent to purchase and for the college to take the property off the market, the College require a 15% down payment by the end of June 2014.
- 7.13 In order to secure this land, the Council would need to have completed the transaction to purchase of the site by August 2015 which is the date on which the College will require funds to support their own development plans.
- 7.14 Bournemouth and Poole College have indicated that the purchase price of this land is £1.9m (net of costs and tax).
- 7.15 The principle behind the purchase would be that if the site is used for a new Secondary school the cost would fall as a liability on the approved funding strategy for the provision of additional Secondary school spaces as set out in section 10.6 below.
- 7.16 If the site is not used as a site to provide additional Secondary school places, then the Council will need to consider other options to recoup the capital sum that it was required to invest in the site.
- 7.17 Options could include resale for residential development in line with planning policy. The biggest risk to the Council in agreeing to purchase now would be if alternative options could not be taken forward and as a result, the Council is left with an unusable piece of land for some reason.
- 7.18 It is important to point out that in agreeing to an unconditional sale, Bournemouth and Poole College have indicated to the Council that:
- a) They would expect the Council to purchase the site "as is" at the Council's risk. This approach would mean that should any future issues associated with this land arise, it would be the Council who would meet these liabilities. As an example, such risks are likely to include:
 - i. That the land for educational purposes priced at £1.9m, is higher than its worth to the market in general;
 - ii. Community feedback impacts on the ability to use the land for either the school or housing option;
 - iii. Planning risk (*suitability for either a new secondary school or as a housing development should an alternative school preference be adopted – includes transport issues regarding the use of the site*);
 - iv. Environmental constraints (*Trees, species*);
 - v. Land conditions (*contamination, location of utilities etc*);

- vi. Liabilities or constraints on existing buildings on the site including any demolition costs or any of refurbishment/ conversion of existing buildings. In addition, the Council is likely to incur costs such as rates and security whilst holding the site prior to its utilisation for a school or alternative option;
- vii. Costs of the purchase process (*Tax issues - Stamp Duty Land Tax/Legal Fees etc.*)

In order to mitigate the valuation risk, Financial Services - Corporate Estates has been instructed to obtain the Valuation Office Agency's (VOA) confirmation that £1.9m represents an appropriate value. This valuation report is due on 23rd May 2014. However, a verbal figure may be available in advance of this date. At this stage Corporate Estates have not been instructed to undertake any other form of investigation in order to mitigate risks.

- b) The College would not apply any overage clauses should the new Secondary school options not be pursued and an alternative development be pursued because the valuation assumes that the land is put to a planning policy compliant use.

8. EXISTING SCHOOL SITES

- 8.1 It has been suggested that a new Secondary school could be located on the site of an existing Primary phase school. However, there are no school sites in Poole large enough to accommodate a new Secondary school as well as the existing Primary phase school and so an existing school would need to be closed or relocated.
- 8.2 A suitable site would need to be found for an existing school to be relocated. Land suitable for use as a school site is very scarce in Poole and only one site was identified for the new Junior school. In addition, the cost of re-providing the school, both in the form of a new school or expansion of existing schools, would add to the existing funding gap.
- 8.3 Guidance published by the Department for Education in January 2014 states that the decision-makers of school closure proposals should be satisfied that there is sufficient capacity to accommodate displaced pupils in the area, taking into account the overall quality of provision, the likely supply and future demand for places. The decision-maker should also consider the popularity with parents of the schools in which spare capacity currently exists and evidence of parents' aspirations for those schools.
- 8.4 Parental preference determines that currently many popular Primary phase schools are over-subscribed or full and surplus places are concentrated in a small number of less popular schools.

- 8.5 If a Primary school were to close in one go, school places would need to be found for displaced pupils in all 7 year groups and while this is possible, there is no one school anywhere in the Borough that could do this based on current PAN capacities.
- 8.6 Unless all pupils could be moved to one school that is close by, there would need to be an application process that allows parents to express a preference but as before this would be very limited due to the number of current vacancies. There would be likely to be a significant number of appeals and significant parental objection to the change.
- 8.7 Transport Policy says that if a child is attending their nearest suitable school and the distance is in excess of 2 miles for 8 and under and 3 miles for over 8 then there is a statutory duty on the Council to provide and fund transport assistance.
- 8.8 In addition, there may also be an ongoing need for transport as pre-school children reach statutory school age as there is no local school within 2 miles for them to attend.
- 8.9 There is currently a public consultation on the proposal to remove Primary phase school catchment areas. If following this review, catchment areas are retained, a further review would need to be considered if a Primary phase school is relocated or closed.

9. **SECOND STAGE – DETAILED TECHNICAL ANALYSIS**

- 9.1 The first stage of the Secondary Schools Options Study involved a relatively high level assessment of the opportunities and constraints to develop additional school accommodation, either in existing schools and/or by way of a new build development. The purpose of the work was therefore to identify both the potential development capacity of each setting and also any significant risks or impediments so that an initial strategy for the provision of the additional school places could be determined.
- 9.2 The second stage of the Options Study involves detailed feasibility analyses of the shortlisted schools and the new build school sites so that a strategy can be agreed, funding arrangements can be secured, investment proposals can be recommended and a commitment to the delivery of a programme of works can be made.
- 9.3 The feasibility work requires the Borough to engage a multi-disciplinary professional team comprising:

Project Manager
Cost Consultant
Architect
Mechanical and Electrical Engineer
Structural Engineer

Civic Engineer
Landscape consultant
Transport consultant
Acoustician
CDM Co-ordinator
BREEAM Assessor
Education Advisor

9.4 The team will undertake feasibility assessments equivalent to RIBA Work Stage 1 (formerly RIBA Work Stages A&B) but with more detailed examinations where necessary to ensure risks and prices are as soundly assessed as possible.

9.5 The team will need to gather data on the conditions of existing buildings, asbestos, services infrastructure, ground conditions, ambient external noise, external services and drainage to inform the development of design solutions and the estimates of costs.

9.6 Several surveys will need to be commissioned to inform the feasibility assessments. These may include:

Topographic
Archaeological
Arboricultural
Geotechnic
Acoustic
Drainage
Buried Services
Ecology
Asbestos

9.7 The team will also assess the transportation and planning implications of the development proposals.

9.8 It is planned that the second stage feasibility analyses will commence in June 2014 and that a final report should be available by the end of November 2014.

10. **IMPLICATIONS**

Pupil Place Planning

10.1 Based on current pupil projections and with Corfe Hills School maintaining a Year 9 entry point with a PAN of 375, an additional 10 forms of entry (300 places) will be required in Year 7 over the period 2018 to 2022. Beyond 2022 additional places may be required depending on future births, migration, take up and housing developments.

10.2 Earlier this year Corfe Hills School undertook public consultation on the proposal to change its age range and to reduce its admission number with

effect from September 2015. The school did not go forward with this proposal and agreed to work with Poole and Dorset local authorities and the schools in the area to undertake an options study to consider future options for the pyramid. If the Corfe Hills proposal were implemented an additional 60 places (2 FE) would be required in Year 7 over and above the 300 places (10 FE) already being planned for.

- 10.3 The demand for places is not evenly spread across the Borough and there are particular hotspots.

Financial

- 10.3 Appendix F sets out a summary of the estimated construction costs for the development options considered.

- 10.4 The costs of securing the 300 additional places currently required will depend on the strategy which is agreed to be taken forward. On the basis of the outcomes of the work done to date, it is likely to involve the expansion of some existing Secondary schools and the development of a new Secondary school. The location of the site selected for a new school will influence the decisions on which schools will expand.

- 10.5 The likely cost of providing these places is estimated to be within the range of £40m to £60m with the shortfall (based on the mid point of £50m) likely to be around £12.5m once an assumption of a specific £30m Government Grant and the continuation of the Basic Need grant allocations are taken into account. This position makes no provision for the cost of the land as the Government assume that Local Authorities will deliver and fund any such requirement.

- 10.6 The Council's Star Chamber considered a number of potential options which could have formed a funding strategy to deliver the shortfall in funding for Secondary school places. For the time being a number of options were not recommended, including specifically raising Council Tax to make a revenue contribution to capital. Therefore, the current funding strategy approved by Council is a combination of:

- a) Potentially reducing the build size of any new Secondary school or school expansions below the current assumption which is based on Building Bulletin 98 area guidelines and keeping expenditure to a minimum. The assumption is that any new build will comply with the latest guidance on area guidelines contained within Building Bulletin 103 (published in May 2014) which averages 15% lower than those recommended in BB98;
- b) Driving out further efficiencies, including minimising existing contingencies from within the current Children's Services programme;
- c) Borrowing the resources at the time required to meet the capital expenditure to be incurred. The principal and interest costs associated with the borrowing would then become an additional pressure in the MTFP at that stage and potentially lead to an increase in Council Tax.

Current annual principal and interest repayments costs on a 25 year, £12.5m loan would amount to around £792k per annum although borrowing rates are anticipated to climb in future years.

Purchase of the Bournemouth and Poole College Campus

- 10.7 The Council needs to identify how it would provide the cash resources (forward funding) to enable the purchase of the College site to be completed, prior to the application of the permanent funding strategy, if it is used as a Secondary school or housing development. The recommended approach would be to utilise the cashflow advantage by holding reserves and cash balances by drawing down on the Council’s Capital Contingency. This contingency is already being utilised to provide forward funding to a number of similar initiatives such as the Twin Sails Bridge, SANG, Bridge over the Hamworthy branch line etc. The revised position on the Council’s capital contingency would be:

Council’s Capital Contingency

	April 2014 £m	May 2014 £m
Approved Capital Programme funding gap	12.5	12.5
Liabilities in respect of Regional Infrastructure forward funding for Poole Twin Sails Bridge	7.3	7.3
Liability in respect of the Suitable Alternative Natural Greenspace forward funding	1.2	1.2
Liability in respect of the Hamworthy Port of Poole Railway Bridge forward funding	0.7	0.7
Liability in respect of forward funding of the purchase of a site as a potential site for a new secondary school		1.9
Total Liabilities	21.7	23.6
Capital Contingency to mitigate known risks	(8.3)	(8.3)
Total Residual Capital Funding Gap	13.4	15.3

- 10.8 It should also be noted that no resources are currently set aside as part of the Council’s Capital Programme either to fund the replacement of the Dolphin Swimming Pool or the significant level of backlog repairs.

Legal

- 10.9 The Council has a statutory duty to secure sufficient and suitable school places for Poole resident children of statutory school age.

10.10 The Education Act 2011 introduces a presumption for an Academy/Free School which requires LAs to seek proposals to establish an Academy/Free School in the first instance where they identify a need for a new school. Departmental guidance published by the Department for Education in May 2012 on establishing new schools states that LAs are required to make available a site and provide all the capital funding needed to establish a school.

Risk

10.11 There is a risk that the detailed feasibility analyses may conclude that none of the possible sites for a new Secondary school is suitable. In which case, a further search for alternative sites would be required or the additional school places would need to be secured entirely through the expansion of existing schools.

10.12 There is a risk that the Council cannot reach agreement with schools, Dioceses and Academy Trusts on a Borough wide shared plan for securing the additional Secondary school places. This could result in schools making decisions in isolation.

10.13 In the Council's Medium Term Financial Plan (MTFP) assumptions were made over the continued receipt of Basic Need Grant and how much of this would be available for the new school. In addition, an assumption was made that the Council would be able to make a bid for additional Targeted Basic Need funding and would receive £20m extra funding for the new school. The amount actually received by the Council in the future may be higher or lower than these assumptions which will impact on the overall Funding Gap.

10.14 The Council has made an assumption over the cost of providing an additional 10 forms of entry. The actual costs of providing these places may be higher or lower than the assumptions which will impact on the overall Funding Gap.

Equalities

10.15 In planning and delivering new school places, the needs of all pupils will be considered. The need to give parents a range of provision must also be taken into account in the proposals that are put forward.

10.16 As part of the planning process for new schools, LAs must undertake an assessment of impact of the proposal, both on other existing educational institutions locally and in terms of impact on particular groups of pupils from an equalities perspective. This is to enable the Secretary of State to meet his duties under section 9 of the Academies Act 2010 and under section 149 of the Equality Act 2010.

11. CONCLUSION

- 11.1 Good progress has been made over the course of the past year with the completion of the first stage feasibility assessment in line with the timescale set out in the project plan.
- 11.2 The second stage of the study, which involves detailed feasibility analyses of the shortlisted schools and possible new build sites, will be undertaken over the next six months.
- 11.3 Following an extensive search, only four sites have been identified as having development potential as a new Secondary school. All four sites have significant issues in relation to planning policy and/or service strategy.
- 11.4 Although the capacity of a new Secondary school has not yet been determined, it is considered important that the sites taken forward for detailed feasibility analysis have potential to be developed as either 6, 8 or 10 form entry schools. Therefore, it is proposed that the Turner's Nursery site is not taken forward as it has development potential only for a 6 FE school.
- 11.5 It is recommended the following three sites are taken forward for detailed feasibility analysis:
- Land at Creekmoor, north of Upton Road
 - Dolphin Swimming Pool/Kingland Road car park
 - Constitution Hill Road – college campus
- 11.6 Although the land at Creekmoor is heavily constrained by planning policy, services infrastructure and the tenanted farm issue, it is still considered a suitable site for a new Secondary school. Neither of the alternative sites recommended to be taken forward for detailed analysis is without constraints and therefore it is proposed that the Creekmoor site should not be ruled out at this stage.
- 11.7 It should be noted that failure to purchase the College site at this early stage (albeit at risk) will negate this option.
- 11.8 The information arising from the Secondary Schools Options Study will be used to develop jointly with schools, Dioceses and Academy Trusts a Borough wide shared plan that enables the Council to meet its statutory duty to secure the additional school places required in the Secondary phase from 2018. As all Poole Secondary schools are their own Admission Authority, the Council's role is as Commissioner of School Places.
- 11.9 The outcomes will be used to develop the proposed strategy for securing the additional school places required. This strategy will be brought forward for approval as part of the review of the Children's Services Capital Strategy 2014-2019 in January/February 2015.

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