

# MIDDLESBROUGH COUNCIL

## **EXECUTIVE REPORT**

### The Future of Land at Rosebay Close

Executive Member for Regeneration and Economic Development:  
Charles Rooney

Executive Director of Neighbourhood and Communities: Kevin Parkes

Date: 17th January 2014

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#### PURPOSE OF THE REPORT

1. To update the Executive Sub Committee for Property on the current position with regard to Rosebay Close, and to consider holding the site for a possible extension to Rosewood Primary School.

#### SUMMARY OF RECOMMENDATIONS

2. It is recommended that the Executive Sub Committee for Property considers the information within report and approves that the land at Rosebay Close be retained to facilitate a possible extension at Rosewood Primary School.

#### IF THIS IS A KEY DECISION WHICH KEY DECISION TEST APPLIES?

3. It is over the financial threshold (£150,000)  Y  
It has a significant impact on 2 or more wards   
Non Key

#### DECISION IMPLEMENTATION DEADLINE

4. For the purposes of the scrutiny call in procedure this report is

Non-urgent  Y  
Urgent report

If urgent please give full reasons

## **BACKGROUND AND EXTERNAL CONSULTATION**

5. Rosebay Close was marketed as part of the Coulby Newham Plots for Sale in October 2011. The development guidance identified that the site has potential to deliver up to 10 large detached residential units. The Council received only one offer from Yuill Homes of £305,000 which was accepted.
6. Planning permission was granted for the development of 10 detached houses in September 2012. Since the granting of planning permission Yuill Homes were unable to complete the purchase of the site at the agreed date, following an extension, so the Council formally withdrew from the sale.
7. Due to the lack of initial interest in the site, the Council has withheld from remarketing the site.
8. Since the initial marketing of the Rosebay Close site, the Council has begun to consult on its proposed housing allocations as part of the Local Plan. The Local Plan identifies that Coulby Newham will deliver approximately 1000 dwellings up to 2029. Within this allocation there has been no provision of a site for a new school.

### **Education requirement**

9. The site at Rosebay Close sits immediately adjacent to the playing fields at Rosewood Primary School. The school currently has a surplus of outdoor area so there is some potential to increase capacity there within the existing site boundary to accommodate an increase in children numbers.
10. Based upon current projections it is expected that the school will be full to capacity by the academic year 2022/23 which is the end of the projection period. Beyond this period, if the school remains at capacity and with the scale of development planned at Coulby Newham, it is anticipated that there will be the requirement to build at least another half form which would accommodate a further 105 places before 2029. This would have an impact upon the outdoor space that is available to the school. If it cannot be demonstrated that there is sufficient outdoor space, the Secretary of State can deny the Local Authority permission to extend the school.
11. Beyond 2029, it is likely that there will be the requirement for a further half form of entry at the school which would leave the school even shorter of school playing fields.
12. The proximity of Rosebay Close to Rosewood Primary School would allow an ideal boundary extension to the school. This could be used to mitigate against the loss of any outdoor space as a result of any extension work to accommodate any increase as a result of development at Coulby Newham.
13. Care, Wellbeing and Learning has looked at options to see if any of the Rosebay Close site could be retained for residential development, but based upon the current space standards they would likely require the whole site.
14. Facilitating an extension at Rosebay would be a cheaper option for the Council, as finding a site within the Coulby Newham development for a new school could result in the loss of a development site capable of accommodating 30 - 40 houses, losing a significant capital receipt than that, which would be realised from the sale of Rosebay Close.

15. There are further issues to consider, if the site at Rosebay is unavailable for a school extension and there is no provision within the proposed Coulby Newham development, then parents will have to look further afield for a primary school place. This could have an implication upon the desirability of the new housing to come forward at Coulby Newham.

### **Risk**

16. Rosebay Close would allow the school to extend to facilitate an increase in pupils. However, should the school become an Academy the authority would have no power to direct the school to expand should they not agree. If this is the case then options further afield will have to be considered.

### **IMPACT ASSESSMENT (IA)**

17. An Impact Assessment has been undertaken on the decision to retain the land at Rosebay Close for a potential extension to the school. The assessment found that there would be no adverse impact to any groups as the land will remain in its current form. The completed IA is attached in appendix B.

### **OPTION APPRAISAL/RISK ASSESSMENT**

18. The options available to the Council are:-

**Option 1 – Retain the site at Rosebay Close for an extension to Rosewood Primary School** – this would ensure that if school numbers increase as projected the school could extend to accommodate the extra demand, without the threat of Secretary of State refusal. Sufficient school places close to the proposed Coulby Newham development would also increase the sites desirability amongst families.

**Option 2 – Re market the site for residential development** – the sale of the site would deliver a capital receipt to the Council and also have further monetary benefits through an increased Council Tax base and New Homes Bonus. However this would place increased pressure on school numbers. In this scenario the scope for an extension at the school would be limited, meaning that the school will be full to capacity in 2022/3. Places would have to be provided at schools further afield.

### **FINANCIAL, LEGAL AND WARD IMPLICATIONS**

19. **Financial Implications** – The retention of the Rosebay Close site for a possible school extension would not deliver a capital receipt to the Council. Whilst there will be no direct capital receipt from the site, as discussed with the report an extension to the school at Rosebay would be the cheaper option for the Council, as an allocation for a new school within any new development at Coulby Newham would potentially see the loss of 30 – 40 units from the site.
20. **Ward Implications** – The retention of the land for a possible school extension would provide an option to accommodate children at Rosewood Primary School from the Coulby Newham area.
21. **Legal Implications** – Legal Services would be required to appropriate the land to be held for education use.

## **RECOMMENDATIONS**

22. It is recommended that Executive considers the report and approves that the land at Rosebay Close be retained to facilitate a possible extension at Rosewood Primary School.

## **REASONS**

23. This would provide an option for the school to extend within its current boundary, enabling school places for children from the surrounding area.

## **BACKGROUND PAPERS**

No background papers were used in the preparation of this report.

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