

## CABINET MINUTES 74 AND 75 OF 10 DECEMBER 2013

### 74. ACQUISITION AND DISPOSAL OF LAND AT SEATON NEIGHBOURHOOD

Anthony Payne (Director for Place) submitted a report seeking approval for a number of land transactions that would enable significant development in the north of Plymouth, including a new Seaton Neighbourhood, Forder Valley Link Road, Community Park and a new two form entry primary school.

A separate private report was also submitted which contained commercially sensitive information and was referred to in minute 83 below.

Councillor Lowry (Cabinet Member for Finance) introduced the proposals which had secured £4m of funding for the new school, included 873 new homes which would attract £8.3m of New Homes Bonus, new local shops, 275 construction jobs, Section 106 and Community Infrastructure Levy payments in addition to the link road and community park, totalling £21m.

Councillor Williams (Cabinet Member for Children and Young People) welcomed the proposal for a new school in particular.

Cabinet Members thanked Matt Ward (Principal Surveyor) and David James (Head of Strategic Development Projects) for their hard work and paid tribute to the whole team for their work on the proposals presented today.

#### Alternative options considered and reasons for the decision –

As set out in the report.

#### Agreed in accordance with the details provided in the report, –

- (1) that subject to planning consent being granted for either the Seaton Neighbourhood or a new primary school on the NHS site, the Council acquire the freehold of the NHS land, with the ability to grant a temporary licence to the NHS to allow possible continued use of the site for temporary car parking;
- (2) that the Council acquire the freehold of the Ministry of Defence land;
- (3) that the Council acquire a 999-year lease of the Community Park;
- (4) the Council enter a conditional sale agreement with KDR for the sale of the existing PCC land, the Ministry of Defence land and for the southern part of the NHS land;

- (5) that the Council enter into a Put and Call Option agreement with KDR for approximately 1.22 acres of land currently owned by the NHS;
- (6) that the Council enter into an option agreement with KDR for the land necessary for the construction of the Forder Valley Link Road;
- (7) that the Director for Place in consultation with the Cabinet Member for Finance may agree any additional or supplementary legal and estates issues associated with this project that may arise prior to completion of the relevant legal documentation. This may include, but is not limited to, the agreement of revised consideration for the sale or acquisition of land due either to re-measurement or amendment of the extent of the land to be transferred or due to any amendments to the equalisation price, provided that they are supported by a formal valuation from the Council's external RICS valuer;
- (8) the acquisition of the NHS land and the associated use of a loan from the Council's Investment Fund of £2.170m, subject to Council approval.

Recommendations 1 – 6 are subject to a satisfactory report on title and all other necessary legal agreements being in place (including, but not limited to, agreements for the onward sale of land from KDR to Barratt Homes and its development partner or to an alternative developer (or developers) nominated by KDR).

Recommendations 2 – 6 are also subject to planning consent being granted for the Seaton Neighbourhood (including expiry of the judicial review period).

#### **74a Recommendation to the City Council**

The City Council is Recommended to include the acquisition of the NHS land detailed in the report and the associated use of a loan from the Council's Investment Fund of £2.170m in the Capital Programme 2013 - 2015.

## **75 PRIMARY BASIC NEED 2014 - 2017**

Carole Burgoyne (Director for People) submitted a report on the rising numbers in primary schools and the progress of action to meet the demand for primary school places in the city, known as 'basic need' following the allocation of Targeted Basic Need Capital.

The report set out consultation proposals for in year expansion of the Planned Admission Numbers for reception age pupils at Widewell, Woodford, Holy Cross RC, Woodfield, Pennycross and St Peter's CE Primary Schools.

The report also sought approval of the funding to build a new two form entry (FE) school with early year's provision to replace current provision at Knowle Primary School and a new classroom at St Peter's CE Primary School.

Councillor Williams (Cabinet Member for Children and Young People) introduced the proposals which demonstrated the Council's commitment to investing in the school estate and had, in part, been drawn up following her visit to Knowle Primary School.

Jayne Gorton (School Organisation Access and Services to Schools Manager) indicated that unusually all the bids put forward for funding had been successful which had enabled the investment to be made.

Cabinet Members thanked the team who had drawn up the bids and looked forward to receiving progress reports.

#### Alternative options considered and reasons for the decision –

As set out in the report.

#### Agreed –

- (1) the in-year expansion of Widewell, Woodford, Holy Cross RC, Woodfield, Pennycross and St Peter's CE Primary Schools' PANs for reception age pupils; and
  - (a) public consultation on the statutory proposals to expand the schools; and
  - (b) authority for the Cabinet Member for Children and Young People, in consultation with the Director for People, to consider the outcomes and responses to any statutory notices, published as part of statutory school organisation processes, and in light of them to make a final determination on proposals.
- (2) the scheme to build a new 2FE school with early years' provision to replace the current provision on the Knowle Primary School site from September 2015, subject to Council approval of the funding;
- (3) the scheme to build a new classroom at St Peter's CE Primary School to enable the school to have sufficient space to allocate to their Planned Admission Number (PAN) and to increase their PAN from 25 to 30 from September 2014, subject to Council approval of the funding.

### **75a Recommendations to the City Council**

The City Council is recommended to amend the Capital Programme to include the allocation of an additional -

- (4) £2.475 million to build a new 2FE school with early years' provision to replace the current provision on the Knowle Primary School site from September 2015;
- (5) £300,000 to build a new classroom at St Peter's CE Primary School to enable the school to have sufficient space to allocate to their Planned Admission Number (PAN) and to increase their PAN from 25 to 30 from September 2014.

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Note:

*The full report in connection with this minute is available on the website*

*[www.plymouth.gov.uk/democracy](http://www.plymouth.gov.uk/democracy)*

*or by contacting Democratic Support on 01752 304867*