

# The New Arden A Centre for Community Learning



**2020  
VISION**

**Martin Murphy  
Chief Executive Officer**



**March 2019**

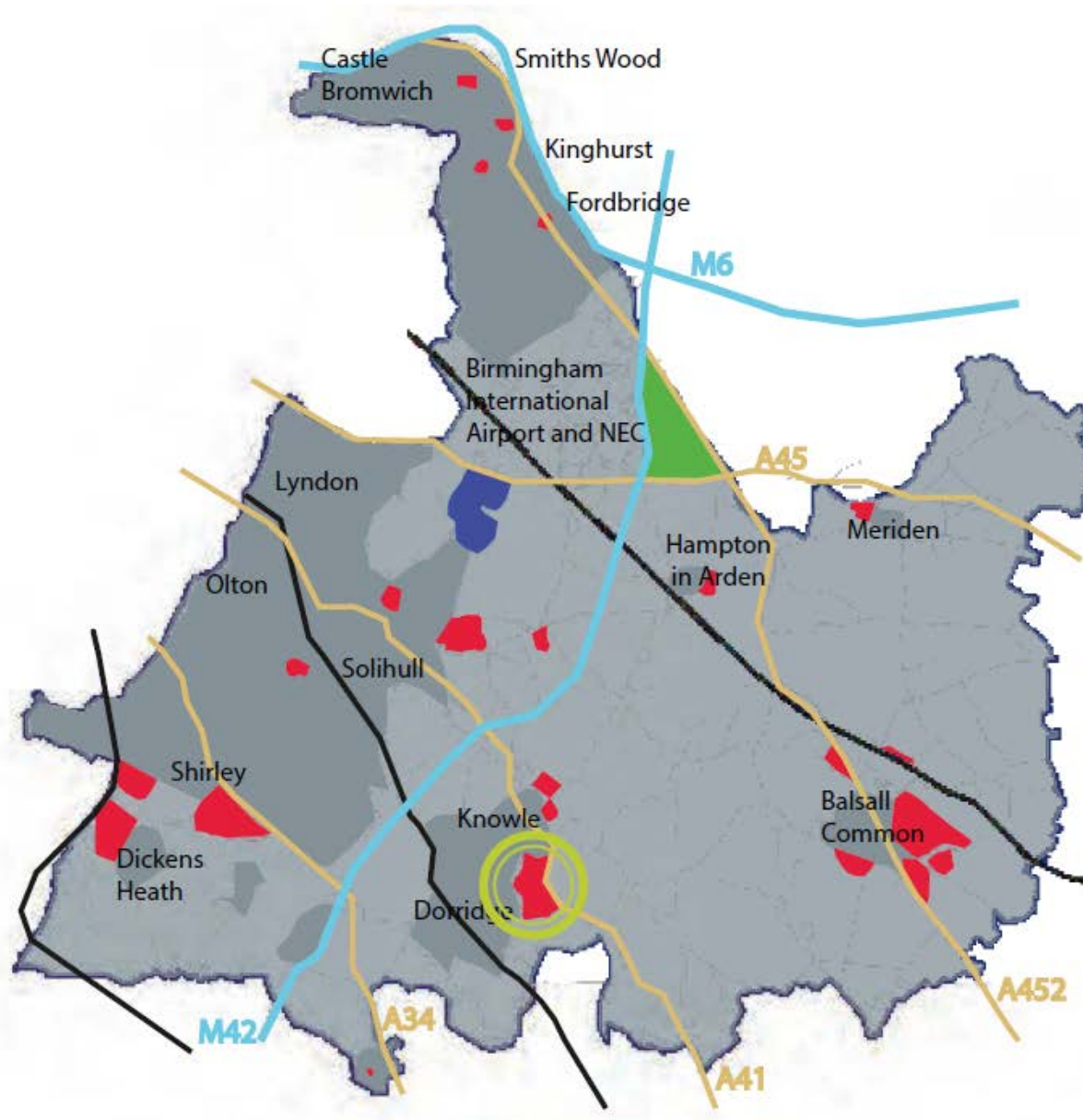
# Solihull Local Plan Review – The Opportunity

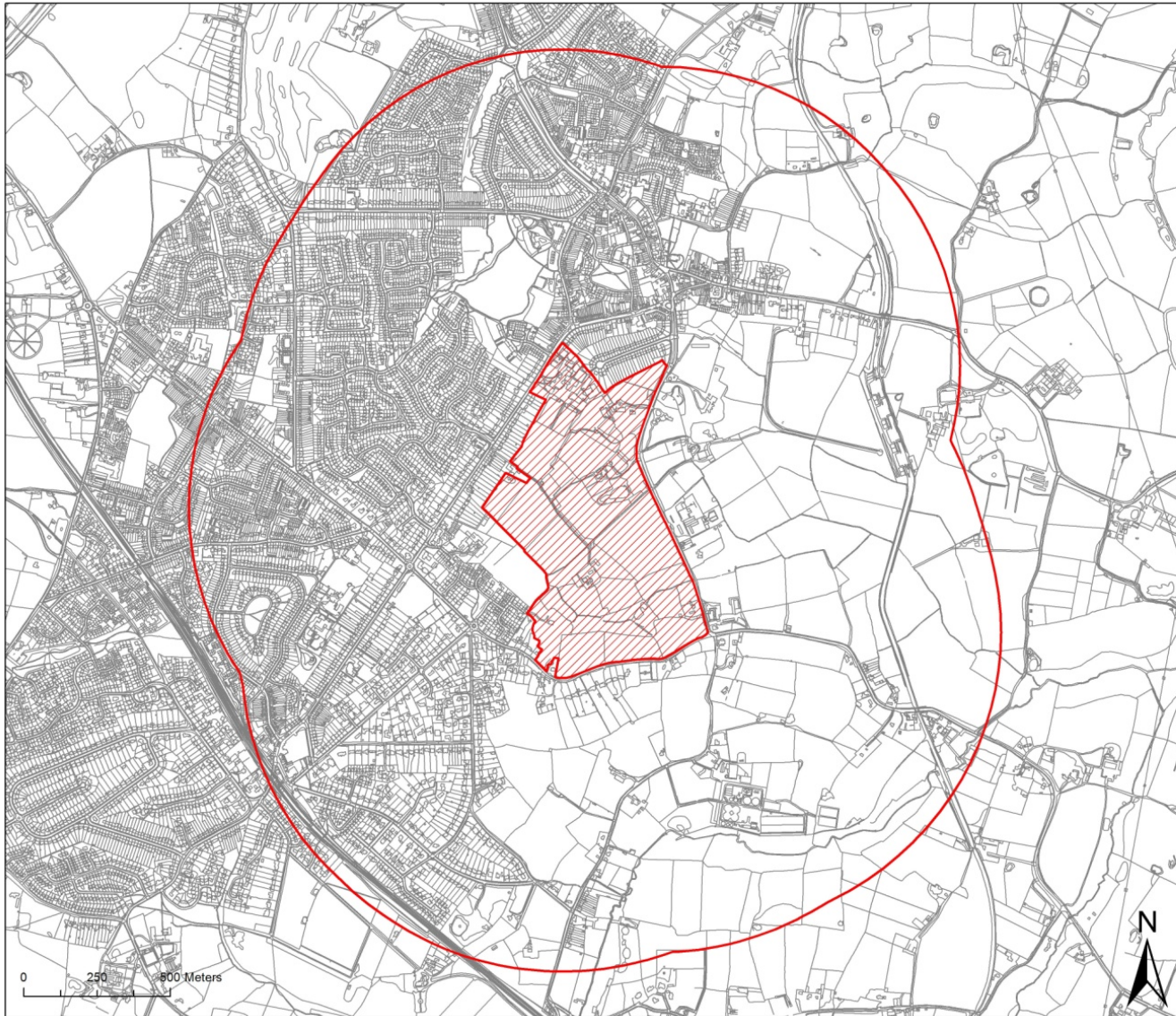


- **The Local Plan Review sets out the Council's view of the amount of future development required in the Borough and where it should go**
- Supplementary Consultation on the Draft Local Plan is underway; comments are invited by Friday 15<sup>th</sup> March
- **The Local Plan is an opportunity to create medium and long term educational, social, environmental and economic benefits for the local and wider community. Under national legalisation, SMBC has to build 13,037 new homes between now and 2035 (881 homes per year).**
- Various assessments (including by the neighbourhood forum) have led the council to conclude that our local community is "well placed to accommodate growth in excess of just its own needs".
- **The current local plan allocates approximately 1,000 homes on two sites, one on Hampton Road (300 homes) and one within the Arden Triangle bounded by Station Road, Grove Road and Warwick Road which includes the Arden Academy site. We can expect around 1,000 (1500) new homes to be built in Knowle.**
- A new school is a key part of wider proposals for Site 9 – The Arden Triangle, as shown on the Concept Masterplan (Option 2)
- **We are seeking to work closely with other landowners to progress and revise Option 2 for the greater good of the local community**



# Site 9: South of Knowle





**Site 9:  
South of Knowle**

**1:11,980**

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# SMBC Illustrative Emerging Concept Masterplan: Site 9 Arden Triangle - Option 1

Medium to low density housing is appropriate in this semi rural location. 600 homes can be accommodated on the site. The density of the housing ranges from 30–40dph, reducing toward Grove Road. The layout promotes perimeter block development to maximise natural surveillance and encourage active streets.

This layout seeks to retain important landscape features, and the setting of the built heritage assets. Arden Academy remains in its current position which also helps to minimise the potential impact of development on the setting of the MIND Garden.

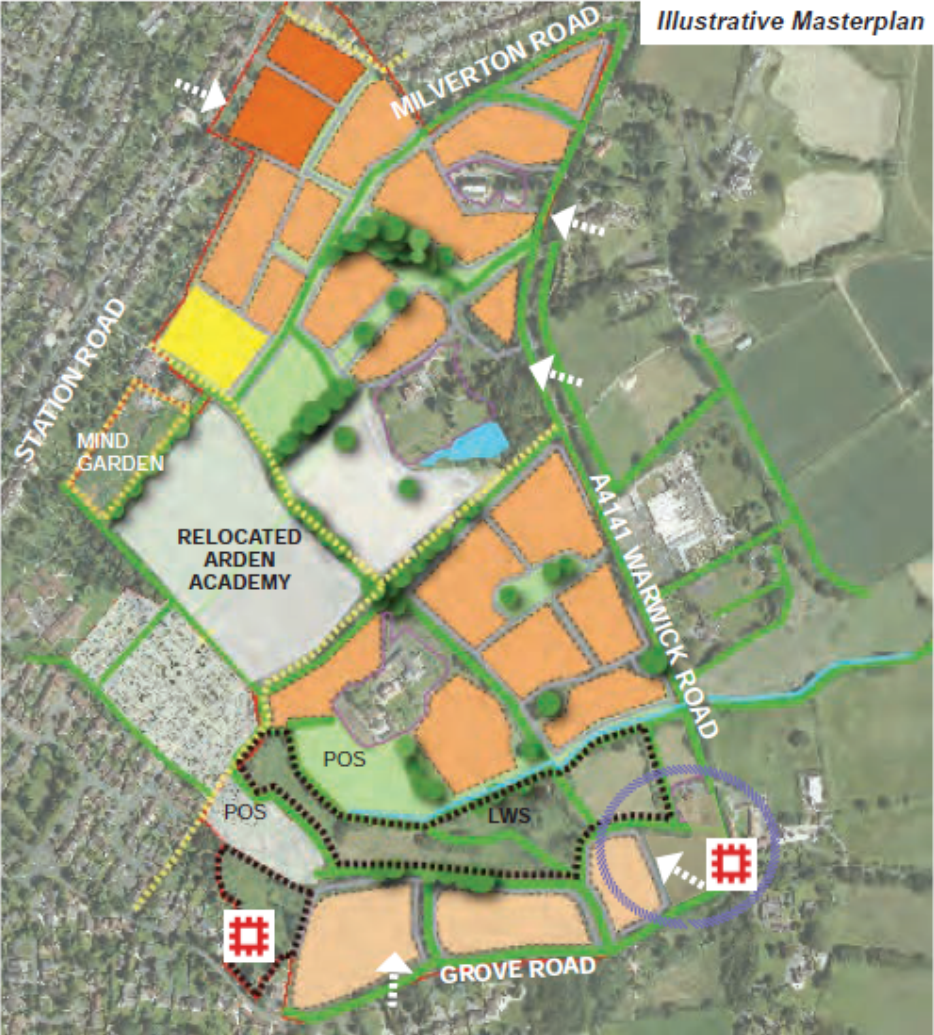
Biodiversity off-setting will be required due to the loss of semi-improved grassland. Public open space should provide a green link to the neighbouring Middlefield development, with any future development. Based on 600 homes this development will require 3.9 Ha of public open space. A Doorstep, Local and Neighbourhood Play area will be required.

The current proposal suggests 3 points of access onto the Warwick Road and one access point onto Grove Road. This will promote permeability of the site. Green links through the site provide safe walking and cycle routes to the school and to Station Road where there are a number of bus stops which serve the local area.



- |                   |                |                        |  |
|-------------------|----------------|------------------------|--|
| Future Access     | SuDS Feature   | Medium density housing | Listed building  |
| Road              | Existing trees | Low density housing    | Arden School   |
| Existing hedgerow | Footpath       | Public Open Space      | Areas of significant ecological value                        |
|                   |                |                        | Local Wildlife Site (LWS)                                    |
|                   |                |                        | Potential area of development subject to heritage assessment |
|                   |                |                        | Primary School   |

# SMBC Illustrative Emerging Concept Masterplan: Site 9 Arden Triangle - Option 2



Illustrative Masterplan

-  Future Access
-  Road
-  Existing hedgerow
-  SuDS Feature
-  Existing trees
-  Footpath
-  High density housing
-  Medium density housing
-  Low density housing
-  Public Open Space
-  Local Wildlife Site (LWS)
-  Potential area of development subject to heritage assessment
-  Primary School
-  Listed building
-  Arden School
-  Areas of significant ecological value

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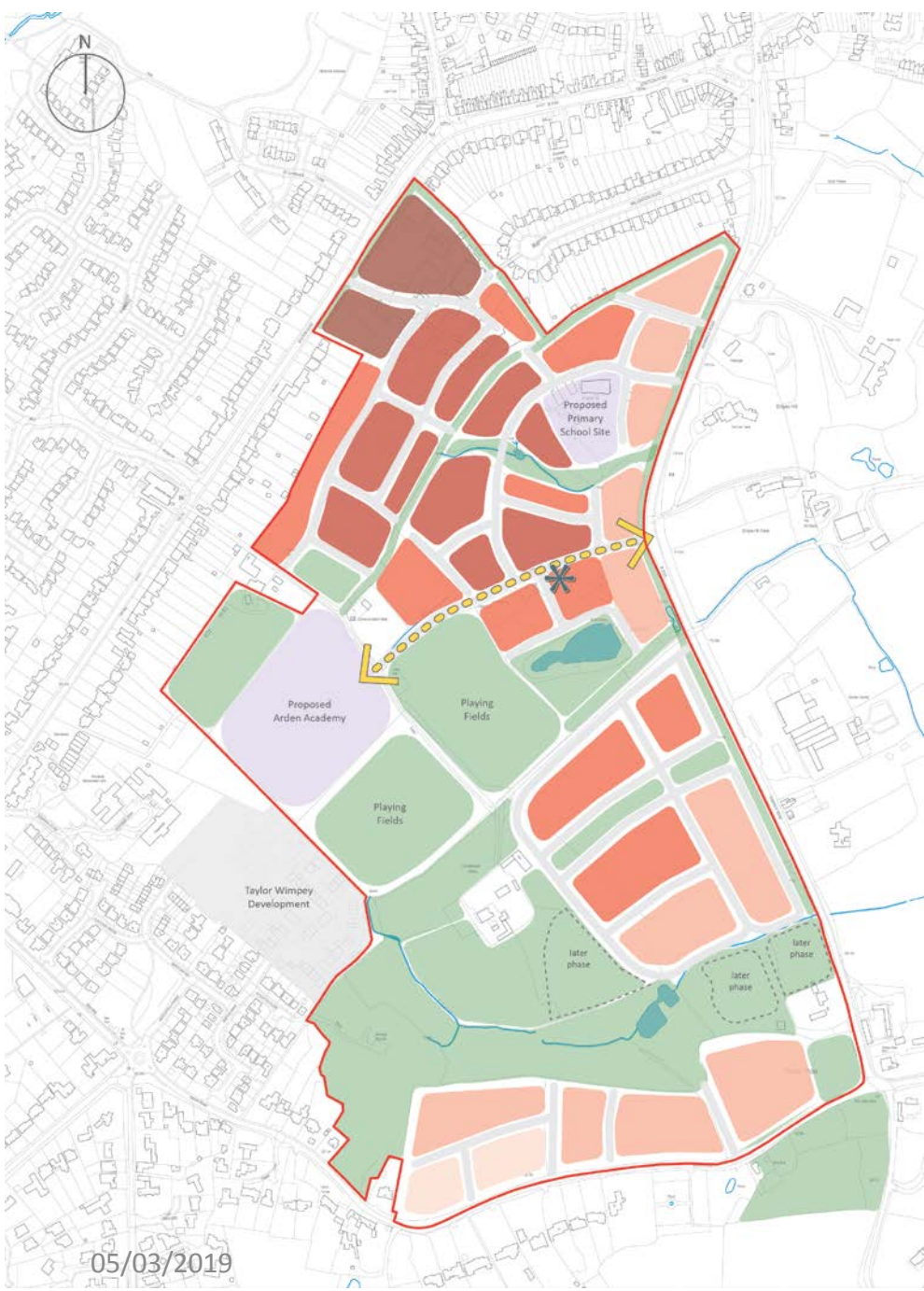
The site can accommodate 600 homes. There are opportunities for higher density development along Station Road. The density of the housing ranges from 30–40+dph, reducing toward Grove Road. The layout promotes perimeter block development to maximise natural surveillance and encourage active streets.

This layout seeks to retain, important landscape features, and the setting of the built heritage assets. Arden Academy has been moved further into the site and rebuilt to make more efficient use of land. Housing has been located along Station Road where it is closer to Knowle's amenities.

Biodiversity off-setting will be required due to the loss of semi-improved grassland. Public open space should provide a green link to the neighbouring Middlefield development, with any future development. Based on 600 homes this development will require 3.9 Ha of public open space. A Doorstep, Local and Neighbourhood Play area will be required.

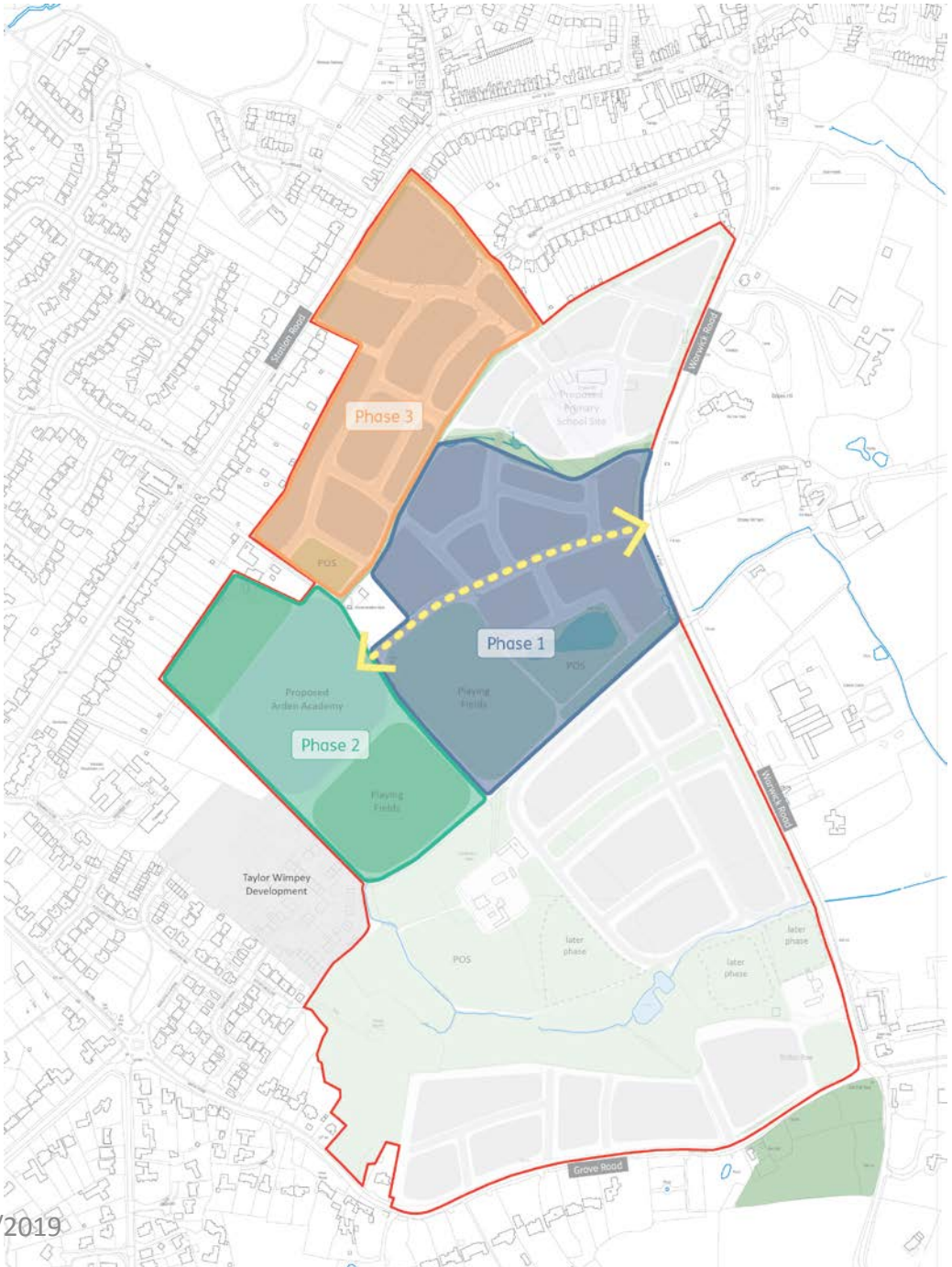
The current proposal suggests 3 points of access onto the Warwick Road and one access point onto Grove Road and Station Road. This will promote permeability of the site. Green links through the site provide safe walking and cycle routes to the school and to Station Road where there are a number of bus stops which serve the local area.

# SMBC Consultation Draft Local Plan – Site 9 Concept Masterplan Option 2 (with Arden Academy proposed revisions)



- KEY**
-  Site Boundary
  -  Residential areas with 80-100 dph
  -  Residential areas with 40-45 dph
  -  Residential areas with 35-40 dph
  -  Residential areas with 30-35 dph
  -  Residential areas with 25-30 dph
  -  Proposed new Academy Buildings
  -  Informal open space / Greenways / sport pitches,  
Local wildlife sites, important landscape features
  -  Proposed later phase with 25-30 dph
  -  Mixed use area
  -  Access to proposed Academy

# Phasing Plan of Concept Masterplan Option 2 (with Arden Academy proposed revisions)





# Developer Proposals and Engagement

Arden Masterplanning



**Housing Schedule**

Area A: Land owned by SMBC

Type	Quantity
<b>affordable housing</b>	
1 bed 2 person apartment	75
2 bed 3 person apartment	120
3 bed 5 person house	175
4 bed 7 person house	60
<b>affordable housing</b>	
2 bed 4 person apartment	20
3 bed 5 person house	20



*Capita proposal for Arden Academy (SMBC land) and Lansdowne house and grounds parts of allocation site:*

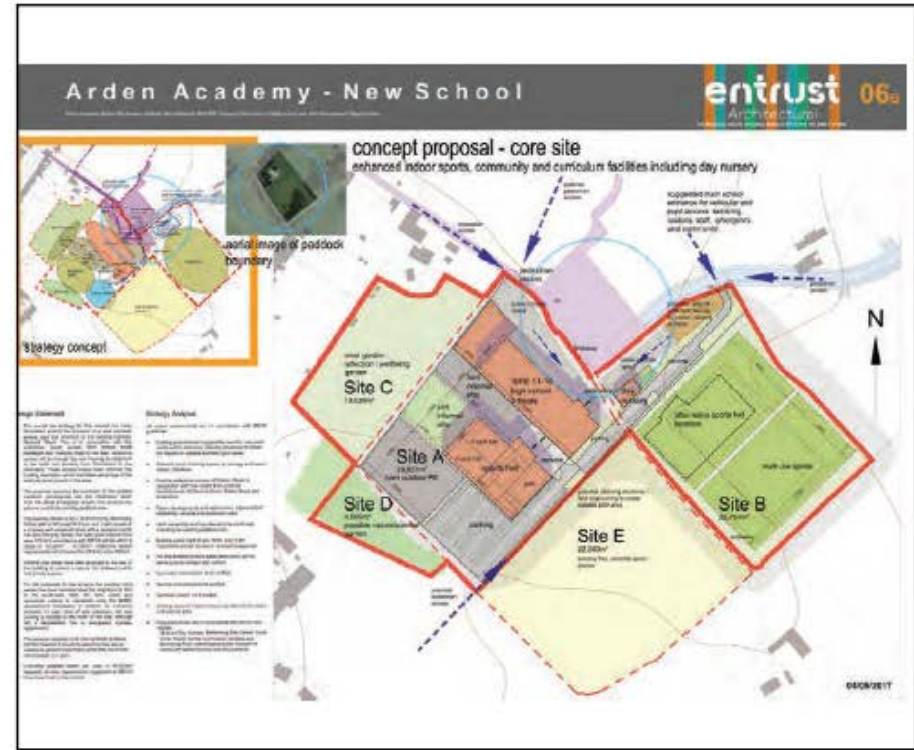
Area B: Land owned by MFL (Glasgow)

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Type	Quantity
2 bed 3 person apartment	24
3 bed 5 person apartment	24
4 bed 7 person house	142



**CAPITA**



- Above: plan for relocated Arden Academy as shown in call-for-sites submission on SMBC land and parts of Lansdowne Farm and Lansdowne House estates , November 2015
- Left: Capita Proposal for redevelopment of existing SMBC owned Arden Academy site and the adjacent Lansdowne Estate, date June 2017
- Two options for the site are being considered : Option 1 would see the existing academy retained and Option 2 which provides for the Academy to be redeveloped within the site.

# The Case for The New Arden Academy

## A Centre for Community Learning



- **There is a compelling case illustrating why the retention of the existing school is not a realistic solution, in terms of realising medium and long term educational, social and economic benefits for the local community**
- It is proposed that the development value\* of the existing school site is used to help secure the capital investment needed for a new school with additional community facilities
- **The project also depends on sufficient housing development within the Arden Triangle to help finance it**

\* The realisable land value of the school site would not represent a gift from the Council to the Academy. The existing school land value is not actually realisable by the Council because the school has a 125 year lease on the land.



# The Current Arden Academy Buildings and Facilities



- One of the country's highest performing academies
- Rated as "Outstanding" by Ofsted

## But:

- The bulk of our premises are no longer fit for purpose and hinder the potential for student attainment and wider community use
- **The school was designed as an 8 FE. It is now a 10 FE**
- Much of the site is over 50 years old. For example, the school hall, main teaching blocks, library and dining area are largely the same as when built in 1957
- **Further rejuvenation and renovation is no longer possible or cost efficient**
- Energy efficiency of the building is poor due to single glazing and poorly insulated cladding
- **The facilities for the wider community are very limited**
- The investment required to update our present site is at least £18m. These sums of money from the public purse are no longer available; even if they were, Arden would be a building site for over 10 years, actually hindering student attainment
- **The EFSA Survey undertaken in 2013 identified the following elements of the main school blocks that would fail sooner: electrical power and lighting; heating; water systems; IT and communications infrastructure; drainage; gas distribution and all external doors and windows**





## Current Traffic and Pedestrian Safety Issues

- **School site designed for 500 pupils. Now 1704 students plus 200 staff arrive and leave the site every day**
- 200 extra children will use the school over next 3 years
- **Major safety concerns on Station Road - another pedestrian crossing needed**
- Growth in trees and hedgerows mean pavements are narrower
- **Council aware of significant congestion outside school on school days. Tailbacks delay journeys to work**
- Traffic calming measures being reviewed/ SMART road markings
- **No parking on site for parents in evening/ no drop off points**
- 6 reported near misses last year. (Pupils hit by cars and buses)
- **The Local Neighbourhood Plan refers to traffic issues**
- Any building work on site requires vehicle access, affecting school operations
- **A long term traffic and infrastructure plan is needed**
- New school will create a rolling road and better traffic management and safer access for students via 4 or 5 points of access away from main roads



# Current Lack of Community Sport, Health and Social Facilities



- **No gym or swimming pool at the school**
- Nearest swimming pool is Tudor Grange- 4 miles away in Solihull
- **Not an easy journey so since no direct bus**
- Nearest gym is Virgin at Blythe Valley Park . No bus available
- **No floodlit AstroTurf pitch at the school**
- Above issues identified in KDBH people survey and Neighbourhood Plan
- **Community meeting facilities - School hall is too cold  
Community groups use church hall and scout huts (but size restrictions limit use and larger buildings often fully booked)**
- No Youth Centre for the young people in our local community to attend – to be safe; be active and learn and where they can meet new friends, discover new interests and develop their mental, physical and social skills



# Current Poor Basic School Infrastructure



- **75% of the school is in need of refurbishment**
- Continuing drainage problems
- **Heating - Hot rooms in summer / cold in winter**
- Regular M&E crashes . Recent 2 day heating outage
- **Electrics / cabling / inability to add electrical data points/ electrical capacity/ pods/ and lighting mean classrooms are unsuitable for latest IT equipment**
- Old M&E running costs are over £100k p.a. more than a modern building
- **Dining Area is not fit for purpose**
- School Hall in very poor shape for productions and assemblies – it so no longer big enough to house 2 Year groups for assemblies
- **There is no 6th form library**
- No suitable place for 6th form to eat





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# Current Impact of School Condition on Teaching and Learning



- **School rooms have 96% usage rate**
- School hall cannot accommodate full assemblies
- **Dining Hall - 1700 on site but hall can only accommodate 120 seated**
- Exams in hall - noisy ( next to kitchens)
- **More exams required by government**
- Space for PE and Sports is used for teaching and examinations
- **Acoustics poor for concerts**
- Location and conditions of toilets very poor
- **External facility outside (get wet)**
- Not a pleasant eating environment
- **No dry outdoor social space**
- Food queuing outside
- **Changing facilities and space is poor**
- Public footpath across the site; significant safeguarding issues and vandalism.
- **Not enough science labs**
- No room for lockers
- **75% of school is not accessible to disabled people - ramps but no lifts**
- No hearing loops due to unsuitable infrastructure
- **Pupils get wet when walking between classes**



# Our Ambitions for the New Arden – A Centre for Community Learning



- A New Arden with modern features that will realise the incredible potential for student attainment and wider community use
- **A new 3 storey school to accommodate the anticipated growth of secondary school pupils , sixth form students and primary school children**
- 600 seat Performing Arts Theatre
- **Swimming Pool and Sports Centre**
- 4G floodlit pitch and MUGA
- **Gymnastics Centre**
- Day Nursery
- **Youth Centre**
- Potential to co-locate new Primary School to share facilities
- **There will be full community use and the opportunity to engage young and old alike.**





# Our Ambitions for the New Arden School – A Centre for Community Learning





**entrust**  
Architectural

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# Our Vision: The Benefits to Our Community



- **A new state of the art School and Centre for Community Learning**
- Better Community Safety when travelling to and from school
- **Significant reduction of traffic on school routes**
- New Youth Zone
- **A reduction in the school's energy consumption and costs**
- Better sport, leisure and learning facilities for the whole community during and outside school hours
- **Supporting growth of the local area and related infrastructure**



## Next Steps



- ***This is a wonderful once-in-a-lifetime chance to enhance our school and create opportunities and new community facilities for everyone in the locality***
- Respond to Supplementary Consultation on Local Plan Review by March 15th 2019- We will propose that the Local Plan for Site 9 – The Arden Triangle should be Option 2 with some revisions

**PLEASE SUPPORT US**







# SOLIHULL DRAFT LOCAL PLAN SUPPLEMENTARY CONSULTATION

KNOWLE, DORRIDGE AND BENTLEY HEATH – SITE 9 THE ARDEN TRIANGLE

We are seeking planning policy support for The New Arden – A Centre for Community Learning through the Solihull Local Plan Review process. The current Consultation Document shows a new school as part of broader proposals for the Arden Triangle (Site 9). It is included in one of two Concept Masterplan options as to how Site 9 might be developed.

For further information, please follow the link to the Draft Local Plan (paragraphs 242-244):  
<http://www.solihull.gov.uk/Portals/0/Planning/LPR/Draft-Local-Plan-Supplementary-Consultation-Document.pdf>

The concept Masterplan options for Site 9 are on pages 72-73 below:  
<http://www.solihull.gov.uk/Portals/0/Planning/LPR/Solihull-Local-Plan-Review-Draft-Concept-Materplans.pdf>

SMBC Consultation Form - <http://solihull.jdi-consult.net/localplan/>

\* Required

Email address \*

Your email \_\_\_\_\_



Do you believe that Site 9 (land south of Knowle) should be included as an allocated site with residential development on the site of the existing Arden Academy and along Station Road?

\*

Yes

No

Do you agree with Site 9, Option 2, being developed for housing that would enable The New Arden School – A Centre for Community Learning - to be built? \*

Yes

No

Do you have any further comments?

Your answer \_\_\_\_\_

The survey will also ask you to submit your name and address.

# Our Ambitions for the New Arden – A Centre for Community Learning



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