

**From:** Matt Dunkley CBE, Corporate Director for Children, Young People and Education

**To:** Shellina Prendergast, Cabinet Member for Education and Skills

**Subject:** Proposal to expand school sports facilities on the Wilderness Campus.

**Classification:** Unrestricted

**Past pathway Paper:** Children, Young People and Education Cabinet Committee, 30 June 2020

**Future Pathway of Paper:** Cabinet Member Decision

**Electoral Division:** Sevenoaks Town, Mr Richard Streatfeild MBE

**Summary:**

This report follows up the decision number 20/00009 (proposal to expand Tunbridge Wells Grammar School for Boys onto a satellite) and decision number 20/00045 (purchase of land south of Seal Drive, Sevenoaks) and provides details of the project and funding to extend the sports offer to the three schools on the Wilderness Campus and the local community.

**Recommendation:**

The Cabinet Member for Education and Skills is asked to:

- i. endorse the addition of £1.5m of Community Infrastructure Levy funding to total the project budget for the expansion of Tunbridge Wells Grammar School for Boys onto a satellite, to provide enhanced sporting facilities on the Wilderness Campus. The total budget allocated for the expansion will increase to £17.4m.
- ii. delegate authority to the Director of Infrastructure, in consultation with the Cabinet Member for Education and Skills, to approve necessary development works required to develop the land into usable playing fields and to finalise the terms of and enter into relevant contracts or other legal agreements as required to implement this decision.
- iii. delegate authority to the Director of Infrastructure in consultation with the General Counsel and Director of Education to enter into any necessary contracts / agreements on behalf of the County Council.
- iv. authorise the Director of Infrastructure to be the nominated Authority Representative within the relevant agreements and to enter into variations as envisaged under the contracts.

This decision is subject to planning permission being granted

**1. Introduction**

- 1.1. Kent County Council (KCC) as the Local Authority has a statutory duty to ensure sufficient school places are available. The County Council's Commissioning Plan for Education Provision in Kent is a five-year rolling plan which is updated annually. It sets out our future plans as Strategic Commissioner of Education Provision across all types and phases of education in Kent. A copy of the current plan can be viewed from this link:

<https://www.kent.gov.uk/education-and-children/schools/education-provision/education-provision-plan>

- 1.2. The need to retain and where possible expand the limited all ability Secondary provision remains a priority in Sevenoaks, whilst the provision of Grammar school places in Sevenoaks is a long-standing commitment of the council, following a decision taken in 2012.
- 1.3. The Weald of Kent Grammar School provides the 3FE of girl's provision and the Tunbridge Wells Grammar School for Boys provides the boy's provision. Trinity School is the third school on the Wilderness Campus and offers 6FE of co-ed all-ability.

## 2. Background

- 2.1. The accommodation for Trinity School and Weald of Kent Grammar School have been built and the schools are offering places on the Wilderness Campus. In order to expand Tunbridge Wells Grammar School for Boys by 3FE, KCC are building a satellite of the school on the Wilderness Campus.

The establishment of a satellite provision for Tunbridge Wells Grammar School for Boys adds 3FE to the existing 6FE and 3FE from Trinity School and Weald of Kent Grammar School, respectively. The decision to expand Tunbridge Wells Grammar School for Boys can be viewed here:

<https://democracy.kent.gov.uk/ieDecisionDetails.aspx?ID=2372>

- 2.2. The original site design indicated that there was sufficient land to provide adequate sports facilities for 12FE, but it was understood and accepted that there would have to be very close integration of sports and physical education curricula across the three users.
- 2.3. The site survey conducted in 2019 indicated that the gross site area of the Wilderness Campus, for a pupil population of the site of 2,400 (12FE) was just within the range for a 12FE site according to Building Bulletin 103. However, the net area was below that suggested, because large areas were not suitable for formal sporting facilities, being habitat or protected woodland. Nevertheless, studies indicated that the three schools would be able to deliver their sporting curriculum if the existing facilities were carefully managed and scheduled between the schools.

- 2.4. In late 2019 an opportunity arose where land adjacent to the site was offered for sale by the Royal Society for Blind Children. The land measured approximately 9 acres and would support the provision of a further two grassed areas for summer and winter sport, including football, athletics, cricket and rugby
- 2.5. A decision to purchase the land was taken by the Cabinet member, decision number 20/00045 (Purchase of Land South of Seal Drive in Sevenoaks)

<https://democracy.kent.gov.uk/documents/s96775/Signed%20RoD.pdf>

- 2.6. Following the acquisition of the new land, KCC's appointed consultants were able to reconsider the sports offer. The revised proposal is a significant expansion to the original project aspirations, providing additional facilities including laying two more all-weather pitches, resulting in there being one for each school. The list of the new proposed sports offer is:
- Two 4-court indoor sports halls.
  - Seven hard surface MUGA (Multi-Use Games Areas) marked for tennis, netball, basketball, five a side football and other sports.
  - One all-weather pitch surfaced for hockey (with LED lighting)
  - Two all-weather pitch surfaced for football or rugby (with LED lighting)
  - Grassed areas for use with summer and winter markings, to facilitate:
    - Winter
      - Two grassed football / rugby pitches.
      - Training squares.
    - Summer
      - Cricket wicket and field
      - Athletics track
      - 100m straight sprint track.
      - Long jump and field athletics areas for javelin, discus & shot.
      - Two rounders squares.
      - Cricket nets
  - Cross country circuit, approx. 1.5km
- 2.7. Enhancing the sports facilities as outlined above would result in an additional cost to the CYPE capital budget of £1.5m.
- 2.8. Therefore, to ensure the three schools on the campus could access enhanced more flexible sporting facilities, which would not only increase their ability to timetable more easily but also provide enhanced facilities for use by the wider community, it was decided that a bid for CIL funding should be submitted to Sevenoaks District Council.
- 2.9. In order to provide the correct facilities, KCC has sought advice and accreditation from National sporting bodies including the Football Association, England Hockey and Sport England. Pitches and facilities are being provided in line with these national guidelines.

2.10. Sevenoaks District Council has, as requirement for release of CIL funding, requested that the facilities have a strong community focus, and be able to be available for use by the community out of school hours and weekends. KCC and the three schools have had many enquiries from local sports clubs and groups about pitch availability once the project is complete. It has been agreed that a formal Community Use Agreement will be entered into to underpin this requirement.

### **3. Alternative Proposals**

3.1. There are no possible alternatives.

### **4. Financial Implications**

#### **Capital**

4.1. A study was carried out in 2020, which estimated the cost of delivery being approximately £1.5m, over and above the funding previously agreed for the Tunbridge Wells Grammar School for Boys expansion.

4.2. It was decided that KCC would apply to Sevenoaks District Council for the funding to be awarded under the Community Infrastructure Levy. KCC were successful with their bid for funding and, pending legal agreement, will receive this when it is required.

4.3. The CIL funding from Sevenoaks District Council will be solely used to facilitate the new sports facilities. All other works to the Campus are fully costed in the existing budget as agreed in the decision number 20/00009

#### **Revenue**

4.4. No additional revenue costs, with maintenance costs being covered by local community hire charges and the relevant schools' delegated budgets.

#### **Human**

4.5. No additional staff costs.

### **5. Kent Policy Framework**

5.1. The 'Kent Commissioning Plan for Education Provision, 2020-24 identified a pressure on 'Increasing Opportunities, Improving Outcomes: Kent County Council's Strategic Statement (2015-2020)'.

5.2. The provision of sufficient school places is a statutory duty and contributes to the Strategic Business Plan Priorities to ensure that "Children and Young People in Kent get the best start in life".

## **6. Consultation**

- 6.1. Consultation on the enhancements to the sports facilities are being conducted as part of the planning process. Details can be found here:

<https://www.kentplanningapplications.co.uk/Planning/Display/KCC/SE/0045/2021>

- 6.2. The original consultation results to the proposal to expand Tunbridge Wells Grammar School for Boys can be viewed here:

<https://democracy.kent.gov.uk/documents/s97842/App%201.pdf>

## **7. Views**

### **The Local Member**

- 7.1. Richard Streatfeild MBE has been informed of the proposal.

Mr Streatfeild said, "I am delighted to lend my support to this project. It delivers policy objectives in many areas; not just education. The increase in sports facilities will benefit pupils and residents in Sevenoaks Town and the surrounding villages. That it comes at no cost to the council is a welcome bonus. In the last year we have rediscovered the importance of physical fitness is for our health, exercise for mental wellbeing and social contact for our community; this project fulfils all of those requirements. It has my strongest support."

### **Area Education Officer**

- 7.2. Although the original plan showed that there would be sufficient areas and facilities to allow all three schools to offer a full and balanced sports curriculum, this project will create a sporting offer that will be modern and flexible, with no additional capital costs being met from the current CYPE Capital budget. The schools are fully supportive of this project and we have received many enquiries from the local community wishing to make use of these facilities at appropriate times. I therefore support the proposal.

### **Schools**

- 7.3. The head teachers and governing bodies of all three schools have indicated that they fully support his proposal.

## **8. Equality Impact Assessment**

- 8.1. Two equality impact assessments have been completed that apply to the project. These are the original decision to expand the Tunbridge wells Grammar School:

[https://kccconsultations.inconsult.uk/gf2.ti/f/1080450/58011205.1/DOCX/-/TW\\_Grammar\\_EqIA.docx](https://kccconsultations.inconsult.uk/gf2.ti/f/1080450/58011205.1/DOCX/-/TW_Grammar_EqIA.docx)

and the Decision to purchase the land off Seal Drive (as an appendix to the report below).

<https://democracy.kent.gov.uk/documents/s96776/Report.pdf>

## **9. Conclusions**

- 9.1. Although the original site plan indicated that there was sufficient land to provide adequate sports facilities for 12FE, it would have required very robust scheduling and integration by the three schools. This project ensures that the schools can offer students a wider and more flexible sports curriculum.
- 9.2. The project also has a significant benefit to the local community, providing sporting facilities that can be used out of school hours.
- 9.3. The £1.5m CIL funding is being provided by Sevenoaks District Council and is therefore at no cost to Kent County Council.

## **10. Recommendations**

- 10.1 The Cabinet Member for Education and Skills is asked to:
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## **11. Background Documents**

### 11.1. Increasing Opportunities, Improving Outcomes: Kent County Council's Strategic Statement 2015-2020

<http://www.kent.gov.uk/about-thecouncil/strategies-and-policies/corporate-policies/increasing-opportunitiesimproving-outcomes>

### 11.2. Kent Commissioning Plan for Education Provision

<https://www.kent.gov.uk/education-and-children/schools/education-provision/education-provision-plan>

## **12. Contact details**

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