

11 November 2013

Agenda Item: 6(k)

**REPORT OF SERVICE DIRECTOR TRANSPORT, PROPERTY &
ENVIRONMENT**

**PROPOSED RE-USE OF SURPLUS LAND AT SHERWOOD HALL,
MANSFIELD FOR EDUCATIONAL PURPOSES**

Purpose of the Report

1. To seek approval of the Finance and Property Committee to allocate part of the former Sherwood Hall school site in order that the Education Funding Agency (EFA) can deliver the new Abbey school on this site, as set out in the exempt appendix to this report.

Information and Advice

2. Some information relating to this report is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972. Having regard to the circumstances, on balance the public interest in disclosing the information does not outweigh the reason for exemption because divulging the information would significantly damage the Council's commercial position. The exempt information is set out in the exempt appendix.
3. In September 2008 the former Sherwood Hall School became The Samworth Church Academy with a new build school funded by central government. The school had been situated on a very large site and the academy only took control over a portion of the site which was in line with the minimum site area required for a school of its size.
4. This left the Council with a large area of surplus land adjacent to the new academy. Some of the former Sherwood Hall School buildings had been sited on this land but they were demolished and replaced on the academy site as part of the new build project so this area of the site is classed as brownfield land (1.8 Ha, 4.4 a). The remainder of the site had been part of the Sherwood Hall School's playing field (5.5 Ha, 13.5 a). A plan of the site is attached.
5. In addition, a second detached site (originally the site of the former Ravensdale School and latterly part of the Sherwood Hall School campus) was also surplus to the Academy's requirements and returned to the Council's control (3.5 Ha, 8.6 a). This site also contains a brownfield element as shown on the plan.
6. Since that time Property has been working with the local planning authority to promote the land within Mansfield District Council's (MDC) local plan review to secure development allocations on both sites in order to dispose of the land and to

maximise the capital receipt for the Council.

7. The latest progress in the local plan review is that MDC strongly supports making a residential development allocation on these sites and there should be no significant objection from Sport England or DfE to development on the brownfield elements of the sites. There is now an urgent need to provide MDC with details of the extent of land which will be available for housing development on this site.
8. Recently it has become clear that the current primary school capacity in this locality is anticipated to become insufficient to support the increasing number of children in the area, particularly as a result of the new housing which will be created by the implementation of the proposed new local plan.
9. The nearby Abbey Primary School, within whose catchment area the two areas of surplus land referred to above are situated, is to be rebuilt as part of the Priority Schools' Building Programme (PSBP) to become a 420 place school. The current proposal is to build on the existing Abbey school site (2 Ha, 4.9 a), plan attached. Despite the resultant increase in size, further capacity is anticipated to be required in this locality in future.
10. Other local schools are also currently being expanded to create some additional places. However, whilst these current planned expansions will result in all of the local schools being developed to the maximum extent possible within the constraints of their respective site, it will still not provide all of the anticipated capacity necessary for the whole of the predicted increase in demand for school places over the medium term.
11. It is therefore proposed to rebuild the Abbey school on the former Sherwood Hall site in order to provide a more cost effective option to facilitate future expansion as demand requires. Future school places would be provided by way of classroom extensions minimising the build costs by the sharing of existing halls, admin space, toilets etc.
12. Subject to elected Members' approval of the recommendation set out in the exempt appendix, officers will conclude the necessary discussions with the school and the EFA to develop the new school as required.
13. In the event that feasibility studies show the former Sherwood Hall site not to be suitable for this purpose, a further report will be brought back to Committee as necessary.

Other Options Considered

14. The detail of the options considered is set out in the exempt appendix to this report.

Reason/s for Recommendation/s

15. To offset risk and future expenditure of land acquisition and stand alone build costs by reserving a site which will accommodate an extension to the new Abbey School as required.

Statutory and Policy Implications

16. This report has been compiled after consideration of implications in respect of crime and disorder, finance, human resources, human rights, the NHS Constitution (Public Health only), the public sector equality duty, safeguarding of children and vulnerable adults, service users, sustainability and the environment and ways of working and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

RECOMMENDATION/S

- 1) That approval is given to allocating part of the former Sherwood Hall School site to enable the EFA to deliver the new Abbey school on this site, as set out in the exempt appendix to this report.

**Jas Hundal, Service Director
Transport, Property & Environment**

For any enquiries about this report please contact: Alison Warren on 0115 977 2094

Constitutional Comments (SSR 15.10.2013)

17. This decision falls within the scope of decisions that may be approved by the Finance & Property Committee.

Financial Comments (TR 17.10.2013)

18. The financial implications are set out in the exempt appendix to the report.

Background Papers and Published Documents

19. None.

Electoral Division(s) and Member(s) Affected

20. Ward(s): Mansfield South
Member(s): Councillor Andy Sissons, Councillor Stephen Garner

File ref.: /AJW/SB/

SP: 2525

Properties affected: 01157 - The Samworth Church Academy, 01144 - Abbey Primary School