

SEVENOAKS DISTRICT COUNCIL: COMMUNITY INFRASTRUCTURE LEVY (CIL) SPENDING BOARD

BID FOR FUNDING PRO-FORMA (INFRASTRUCTURE ONLY)

<p>Scheme name:</p>	<p>Creation of new sports and habitat facilities in Sevenoaks, for schools and the wider community.</p>
<p>Description of Scheme:</p>	<p>This scheme will see the creation of new playing fields and other sports facilities on the campus occupied by Trinity School, the Weald of Kent Grammar School satellite provision and the Tunbridge Wells Grammar School for Boys satellite provision. It will also substantially augment, modernise and improve the existing sports facilities on the campus. The new sports offer will extend the ability of all three education provisions to provide a wider range of sports for non-selective and Grammar secondary school age students who are resident in Sevenoaks District.</p> <p>The new facilities will also be available to local sports clubs, teams, groups and individuals for hire in the evenings and at weekends, when not used by the schools, with all revenues being used to maintain and refurbish the facilities and any surplus being used for the benefit of extending the education of the students.</p> <p>The scheme will also see the retention of existing natural habitats for a variety of fauna and flora, providing education opportunities for students on the campus.</p> <p>Sporting facilities will also be offered at no-profit or no-cost to blind children through the auspices of the previous owners of the site, the Royal Society for Blind</p>

[Children \(RSBC\)](#). This continues the proud tradition of this part of Sevenoaks providing services for blind children.

Background

KCC has created an education campus on the old Wilderness site offering six forms of entry (FE) of non-selective education and six forms of selective (Grammar) education. This is a fulfilment of the long-standing KCC policy to establish Grammar provision in Sevenoaks district to alleviate the need for eligible Sevenoaks boys and girls to travel out of the district to receive a Grammar education.

The site design indicated that there was just 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.

In late 2019, KCC were alerted to the potential to purchase nine acres of land that lay adjacent to the existing campus boundary (see Appendix 1). KCC undertook a preliminary survey and determined that the land was suitable for the creation of additional existing sports facilities. Furthermore, the additional facilities made possible by the acquisition of this land would enable KCC to consider a full redesign and expansion of the existing facilities on the campus. There are no plans to build any structures on this new land; it will be for unlit grassed playing fields only.

At this point, KCC Officers met with SDC Officers at a regular ‘Duty to Consult’ meeting and raised the possibility of applying for CIL funding to support this expanded offer.

The purchase was through a closed bid process, with the result that KCC won and purchased the land as freehold.

Sports Offer

As part of the build for the boy's grammar provision, KCC is intending to redesign the entire sports offer to the three schools.

The acquisition of the land will enable KCC to greatly improve and increase the sports offer to the three users and create huge opportunities for community sports use out of school hours, with a total proposed offer of:

- Two 4-court indoor sports halls.
- Seven MUGA (Multi-Use Games Areas) marked for tennis, netball, basketball, five a side football and other sports.
- Three all-weather pitches football/hockey/rugby (artificial 3G surface).
- Levelled grassed areas for use with summer and winter markings, to facilitate:
 - Two grassed football / rugby pitches.
 - Cricket wicket and field
 - 200m athletics track
 - 100m straight sprint track.
 - Two rounders squares.
- Training squares.
- Cricket nets
- Cross country circuit approx. 1.5km
- Long jump and field athletics areas for javelin, discus & shot.
- Potential to install new changing facilities for community use

All of which would be available for community hire when not in use by the schools.

See Appendix 2 – School Pitch Statement for more information about the external facilities that will be created.

See Appendix 3 for a visual overview of the external sports provision. Note that this is the offer that can be provided if funding is secured.

All sports facilities will be fully accessible according to the provisions in the Equality Act 2010.

Community Facilities

The project has been designed with the community very much in mind as a significant user. Integrated within the schools Joint User Agreements will be an offer to local sports clubs as well as groups of individuals, to hire the sports facilities at any time when they are not in use by the schools. This is likely to mean during school holidays, weekends, and evenings. All charges would be invested into the maintenance and development of the sports facilities.

Habitat, Forest School and Ecology

KCC believes that the woodland adds to the education offer from the three schools, so in addition to the sports offer, KCC will preserve the existing habitat areas.

Our feasibility study indicates that the site is a habitat, or potential habitat for many types of flora and fauna, but of particular note, Turtle Dove, Twite, Yellow Dovetail, Lapwing, bats and amphibians. These would be of tremendous interest to [Forest School pedagogy](#), and as study material for biology and humanities students.

KCC and the schools would seek to preserve these habitats and where practicable, implement further action to enhance and create new habitats.

The abundant, established woodland, particularly in the western edge and the central copse, provide excellent opportunity for Forest School teaching. Forest School is a specialised learning approach that sits within, and complements, the wider context of outdoor and woodland education. It has a holistic, sensory, and structured approach and is frequently seen as being of special benefit to children with disabilities and those whose learning is challenged in other ways. More information can be found at [Forest School Teaching](#).

There are trees benefitting from 'Tree Preservation Orders' on the site. KCC would not seek to get a TPO reviewed, unless it was a danger, or diseased. As part of a detailed survey, KCC will appoint an Arboriculturist to advise.

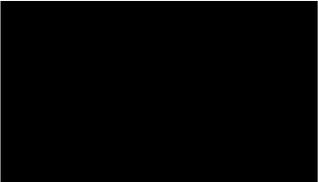
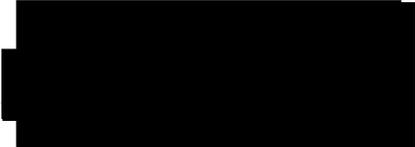
In addition to our intentions above, KCC has a [policy](#) of planting at least one tree for any tree that it has to remove. In October 2019, KCC committed to plant a new tree for every person in Kent, which totals just over 1.5 million new trees.

RSBC Sport

The local history of provision of care and teaching for blind and partially sighted children at Dorton House, is one that KCC would like to perpetuate. To this end, the three schools would be willing, by prior arrangement, to make available such sports or forest school facilities that might be of use to the RSBC as part of their Health and Well-being Club programme.

The RSBC have expressed an interest in working with us to make sporting facilities more blind-friendly.

1	Is this scheme promoted by your organisation in partnership with another organisation(s)?	Yes (please delete as appropriate)	
		Organisation Name(s):	<ul style="list-style-type: none"> • Trinity School. • Weald of Kent Grammar School. • Tunbridge Wells Grammar School for Boys. • Wilmott Dixon Construction (Kent based building contractor) • Bond Bryan (Westerham based Architects) <p>We have also received letters of support from several Sevenoaks-based and local sports clubs:</p> <ul style="list-style-type: none"> • Sevenoaks Hockey Club • Hockey Club Knole Park • Dunton Green Football Club • Charlton Athletic Community Trust <p>We have written to the following sporting bodies requesting assistance with funding or support:</p> <ul style="list-style-type: none"> • Royal Society for Blind Children, tom.pey@rsbc.org.uk • Sport England, Jo.Edwards@sportengland.com • Rugby Football Union, RickBruin@RFU.com • The Football Association, lee.suter@kentfa.com • Kent Cricket Club, communityadmin.kent@ecb.co.uk • Kent County Athletics Association, secretary@kcaa.org.uk
		Responsible individuals(s):	Matt Pawson, Headteacher Trinity School. Liz Bone, Headteacher Weald of Kent Grammar School.

			<p>Amanda Simpson, Headteacher at Tunbridge Wells Grammar School for Boys. Wilmott Dixon, David Ryan, Design Coordinator Bond Bryan, Christina Burnie, Architect</p>
		<p>Signature(s) on behalf of other supporting organisations(s):</p>	<p><i>[electronically signed]</i></p> <p> <i>Amanda Simpson, Headteacher at Tunbridge Wells Grammar School for Boys</i></p> <p> <i>Matt Pawson, Headteacher, Trinity School</i></p> <p> <i>Liz Bone, Headteacher Weald of Kent Grammar School</i></p>
		<p>Please provide details of the Agreements you have in place with your partners. Including the % of money guaranteed for the scheme from each organisation.</p>	<p>The three education provisions on site will be primary users and responsible for facilities management under a joint agreement.</p> <p>There will be a Shared Use Agreement between the three education provisions on site, that outlines the relationship between the parties. None of the schools are required to contribute financially to the capital project.</p>

			The RSBC will not be formal partners, but the Shared Use Agreement will reference the needs and access requirements of the society.
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2	Is planning permission required for the scheme?	Yes	(please delete as appropriate)
		If yes, has it been applied for?	<p>Kent County Council is the planning authority.</p> <p>Planning consent has now been granted for all new school buildings on the site. The reconfiguration and augmentation of the external sports facilities will be subject to a separate planning application. Due to the topography, a small element of levelling may be required in places on the new land, to achieve the 1:100 minimum gradient for sports pitches.</p> <p>Kent County Council fully accepts that the grant of CIL funding from Sevenoaks District Council, would be dependent on planning permission being given for this project to proceed as described in this bid.</p> <p>KCC held a formal Pre-Application Meeting with KCC Planners on 17th December 2020.</p> <p>We will hold our Public Consultations in early January 2021, subject to results from our outstanding surveys being received. Due to the current COVID-19 pandemic, we will be holding an online event, with the plans being</p>

			<p>made available on the Tunbridge Wells Grammar School for Boys website for one week. Feedback can be returned to us via a form on the website. We will carry out a letter drop to local residents to advertise the Public Consultation in advance.</p> <p>Feedback from the Public Consultation will be reviewed and we will implement any necessary changes to the plans following this review. We then plan to submit our Planning Application at the end of January.</p> <p>The reason that this planning permission has not yet been sought is that KCC were only notified of the potential to purchase additional land twelve months ago, and the purchase of the land was only concluded in September this year. However, we have sought early opinion from planners and the opinion is that, subject to pitch lighting being of the required standard to reduce intrusion and light pollution, planning permission is likely to be granted.</p> <p>As stated earlier, the finished project will provide for three all-weather sports pitches, with modern artificial playing surfaces, appropriate for the sports to be played on them.</p> <p>The artificial pitches will have lighting. We are particularly aware of the concerns from local residents and have held discussions with Parish and District Councillors to explain the designs.</p>
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			<p>The lighting design has been adapted to ensure that light pollution and light spill have been minimised by taking the following into account.</p> <ul style="list-style-type: none">• The scheme comprises full LED lighting technology which incorporates advanced directional optics with no upward lighting and minimises light spill from around the sports pitches.• The sports lighting columns are located so that the optics are pointing inwards and downwards to limit light spill.• The existing road lighting along the A25 (Seal Road) has given precedence to locate the pitch to the northern side to reduce any impact in this area. It has been noted among the design team that it may be a more contentious issue if moved further south, not only due to cost uplift of groundworks and protected woodland, but of neighbouring southern properties, where currently dark.• The design of the lighting has been undertaken in a manner to meet the light obtrusion limitations stated within the relevant standards and guidance in order to avoid any detriment to local amenity and wildlife. This is demonstrated by the 'isolux' lines showing the limited extent of any overspill lighting to wooded areas or beyond the site boundary (refer to the last page, site plan, of the lighting report).
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			<ul style="list-style-type: none"> • The lighting fixtures closest to the fence have back shields fitted to mitigate any backlight into the surrounding areas. • The LED technology provides good colour rendering, colour temperature and is UV free which is foraging bat-friendly. <p>The lighting has been designed to adhere to the national guidance in the following resources:</p> <ul style="list-style-type: none"> • Sport England: Artificial sports lighting design guide 2012 • BS EN 12193:2007 (Sports Lighting) • CIBSE LG4 Class II (Sports Lighting) • CIBSE LG6 2016 (Lighting guide for the exterior environment) • BS 5489-1:2013 Code of practice for the design of road lighting • ILP Guidance for the reduction of obtrusive light 01/2020 • DfE Output Specification 2020 <p>Finally, the issue of planting sympathetic evergreen trees as screening to the northern boundary is being considered and will be assessed from a biodiversity consideration. Funding for this would likely be dependent on the success of this bid.</p>
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		If no, please explain why?	
	If planning permission has been granted – please provide details and a reference number.		
	Details of any other consent required (if appropriate (e.g. conservation, Listed Buildings, other Government bodies):	Consent required	The site is adjacent to a Conservation Area, within Greenbelt, by Ancient Woodland and contains a TPO tree area. All consultations with necessary bodies will take place through the planning application, as is usual.
		Date applied for / granted	Planning application to go to KCC in January 2021.

Need for the Scheme

3	List of projects or development that result in the need for this scheme:	<p>Building project to create 3FE of secondary provision on the Sevenoaks Secondary Campus for a boy's grammar provision and the recent expansion of Trinity School from 4 forms of entry to 6 forms of entry.</p> <p>The number of new dwellings in Sevenoaks District has increased demand for school places as well as wider sporting facilities. Many developments, such as Ryewood on the old Cold Storage Depot, are nearing completion or completed, and KCC has increased the primary and secondary school provision in that area. Such provision needs to include an increased sports offer.</p> <p>KCC is also very conscious of the areas of future development that would benefit from new sports facilities. The proposed Sevenoaks District Local Plan describes a need for significant numbers of new housing, with several sites that were put forward in the last call for sites, being progressed. Of particular relevance is the Northern Sevenoaks Masterplan and the area around the Tarmac quarry, which looks to provide more than 600 new homes, all well within walking distance of the</p>
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		<p>proposed sporting facilities. The project would provide these new residents with modern, all-weather surfaces and grassed pitches.</p> <p>More widely across Sevenoaks, but within easy reach of the Campus by public transport, are the development areas of Fort Halstead, Dunton Green, Broke Hill. Should these developments be progressed, they will need sporting facilities, such as those on offer in this project.</p>
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<p>4</p>	<p>How is the scheme related to these developments (additional information, such as usage forecasts and existing and alternative capacity assessments, can be attached as an appendix):</p>	<p>The establishment of new sports facilities is linked to the project to build a provision on the campus to accommodate three forms of entry of boy's grammar provision (90 boys per year group, total of 450 boys) and the recent expansion of Trinity school to 6 forms of entry.</p> <p>Historically, the original Wilderness site accommodated at its height, 8FE of secondary provision. The establishment of a 3FE boys grammar provision will now see the campus accommodate up to 12FE. Whilst the existing sports facilities have been shown to be sufficient for 12FE, the creation of additional sports facilities will extend the sports and environmental offer to students who are resident in Sevenoaks District, and create much needed community sports provision for the local community.</p> <p>The forecasts for the school provision decision making can be found in the Kent Commissioning Plan</p>
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Please provide an explanation of the 'public benefit' of the scheme proposed for residents in Sevenoaks District:

5	Economic	<p>The primary beneficiary would be the three secondary school provisions although the project will greatly augment the sports offer to Sevenoaks residents that will enhance the overall economy of the area.</p>
6	Social	<p>The acquisition and subsequent development of land that is directly adjacent to the existing campus, facilitates the creation of new sports facilities, the upgrade of existing sports facilities, the retention of habitat areas and the offer of such facilities to the Royal School for Blind Children.</p> <p>The primary beneficiaries of this project are the three education provisions sited on Seal Hollow Road, Sevenoaks. These are: Trinity School, the Weald of Kent Grammar School satellite and the Tunbridge Wells School for Boys satellite. Additionally, the local community will have access to a huge new range of sporting facilities, which would be made available outside of school hours, which could include weekends.</p> <p>There is wider support for this sort of project. In July 2019, the Department for Education (DfE), Department for Digital, Culture, Media and Sport (DCMS), and Department for Health and Social Care (DHSC) co-authored the 'School Sport and Activity Action Plan'</p> <p>This plan explained the importance that the government sets on the participation of young people in sports and physical activity, both in school and outside. From the plan:</p> <p><i>“Sport has also been identified by the Department for Education as one of the five foundations for building character, helping young people develop resilience, determination and self-belief, and instilling values and virtues such as friendship</i></p>

and fair play. It can help children and young people to connect with their peers, tackling loneliness and social isolation and building stronger communities.”

Data from Sport England’s [‘Active Lives Children and Young People survey’](#) show that only 17.5% of children meet the Chief Medical Officers’ guidance for how much activity children should be doing (at least 60 minutes every day), and stubborn inequalities remain, with groups being identified as less active. Nationally, these groups include, children from some Black, Asian and Minority Ethnic (BAME) groups, children from poorer backgrounds, and girls. The provision of more sports facilities for school and community use would therefore have a beneficial effect on increasing levels of physical activity as well as addressing inclusion and equality issues.

The creation of new sports facilities is an outcome that is closely linked to the KCC determination to provide Sevenoaks residents with a Grammar education provision. This is a long-term aim of Kent County Council, originating from 29 March 2012, where the council determined to pursue proposals to establish boy’s and girl’s selective provision in Sevenoaks District. The Council Meeting minutes can be seen using [this link](#). One of the driving factors to this decision was a petition from 2620 Sevenoaks residents requesting that KCC “provide a local grammar education for local boys and girls”. The original petition can be viewed [here](#).

Subsequent consultations and public meetings confirmed that the opinion of Sevenoaks residents has not changed. The most recent consultation provided an extremely robust engagement, with 457 returns received, mostly from parents and prospective parents who are resident in Sevenoaks. The returns provided an overwhelming majority in favour of the proposal, at 89.7%.

		<p>The new boy's provision from Tunbridge Wells Grammar School for Boys completes the Sevenoaks secondary education offer, now providing five separate schools or provisions. This comprises, Grammar places for boys and girls, a co-educational faith school, and two non-selective co-educational schools. This new facility massively enhances the sports provision for Sevenoaks children who attend three of these provisions and schools.</p>
7	Environmental	<p>The project will see a retention and enhancement of existing habitats. Kent County Council is committed to maintenance of the environment</p> <p>This project will maintain the habitat areas of several uncommon species of flora and fauna, to the benefit of the wider local area. Ecology, reptile and botanical surveys have been carried out to ascertain the existing habitat areas.</p> <p>The Ecology survey recommends enhancements such as hedgehog nesting boxes, bird boxes, bat boxes, owl boxes and planting hedges that are dormouse friendly, all of which would add to a Forest School curriculum. Depending on location of pitches, surveys of the nearby ponds will be needed prior to planning. KCC undertake to enhance the habitat areas in a way that provides education and community benefit, but without disturbing an area that has remained largely undisturbed by human intrusion for many years.</p> <p>The reptile survey recommends localised translocation involving fencing prior to any works to the site. KCC would undertake this work in consultation with relevant expertise.</p> <p>The botanical survey indicates that the area to the south west is the main area of any interest and this should be retained and protected i.e., no new path should be made to transverse this area. It is recommended that at least part of the site could</p>

		<p>be managed to maintain the habitat for biodiversity as an educational resource. Woodland, trees and hedges should be 'retained where possible'.</p> <p>It is KCCs intention to apply all the survey recommendations, and to impact the environment as little as possible.</p>
<p>8</p>	<p>Is the need for the scheme identified in any adopted strategy/plan? E.g. Neighbourhood Plan, Work programme of a Statutory Body, Infrastructure Plan. If so, which?</p>	<p>The need for new sports pitches and facilities for schools, local communities and services for disabled people is referenced in many documents at a district, county, and national level.</p> <p><u>1. Playing Pitch Strategy - Full Analysis</u></p> <p>Para: 1.1.4. The Council is committed to providing sports provision that meets the needs of its residents and local clubs. The Council also has an obligation to assess planning applications with a complete evidence base and make decisions that benefit the local residents of the Sevenoaks District.</p> <p><u>2. Sevenoaks Local Plan, Core Strategy, adopted February 2011 Key Issues</u></p> <p>3. Conserving and enhancing the high quality of the natural and built environment 10. Ensuring services and facilities are provided and maintained to meet the needs of the community.</p> <p><u>3. National Planning Policy Framework</u></p> <p>NPPF sets out the requirement of local authorities to establish and provide adequate and proper leisure facilities to meet local needs. Paragraphs 73 and 74 outline the planning policies for the provision and protection of sport and recreation facilities.</p>

“Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.”

4. Sevenoaks District Council Allocations and Development Management Plan (Adopted February 2015)

Policy GI 1 – Green Infrastructure and New Development. Proposals will be permitted where opportunities for provision of additional Green Infrastructure have been fully considered and would be provided, where justified, by the character of the area or the need for open space.

5. Open Space, Sport and Recreation Study 2009 (PMP)

A well-planned sports facility with level, well-drained and good quality surfaces. Good quality ancillary accommodation should be provided suitable to the size and location of the site. This could include changing facilities, toilets, car parking, litter and dog-fouling bins. Facilities for young people should be provided where appropriate.

6. Joint Health and Wellbeing Strategy 2019-22 (JHWS)

Objective 2.1:

Give people access to opportunities to increase their physical activity at leisure facilities and within communities

Objective 5:

Support the retention of existing outdoor leisure activities and wider community sport opportunities across the District

		<p>Support active lifestyles and better access to green and open spaces for outdoor recreation and sports.</p> <p><u>7. Kent Commissioning Plan</u></p> <p>The Kent Commissioning Plan is a five-year rolling plan that provides forecasts for the expected demand for primary, secondary and special school places. It is produced annually, taking advantage of the very latest census, and forecast data.</p>
9	How does the scheme identify with the Council's Infrastructure Delivery Plan (IDP) and its priorities?	<p>The scheme delivers on three of the categories listed in Chapter 2 - DEFINITION OF INFRASTRUCTURE. The categories are: Education, Community Facilities and Blue Green infrastructure.</p> <p>This scheme would provide additional sporting and leisure facilities for the proposed development at Sevenoaks Quarry, being only 300 metres from the site.</p>

Funding

10	Total Project Cost	<p>Total Project Cost</p> <p>£3,728,144.09</p> <p>Cost Summary (Full cost plan is at Appendix 4)</p> <p>Site Preparation Works £488,320.00</p> <p>Roads, Paths, Pavings and Surfacing £1,452,286.75</p> <p>Soft Landscaping, Planting and Irrigation Systems £195,555.00</p> <p>Fencing, Railings and Walls £247,865.00</p> <p>External Fixtures £175,000.00</p> <p>External Drainage £144,920.00</p>
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		External Services	£170,000.00
		Minor Building Works and Ancillary Buildings	£10,000.00
		Contingency (5%)	£144,197.34
		External Works Total cost	£3,028,144.09
		Land Cost incl. legal, survey & purchase costs (already paid by KCC)	£700,000

11	Funding required from CIL:	£1,500,000
		<p>i. this figure reduces if any funding is subsequently agreed by the sources identified at, 11.3, 11.4 or 13 below; which we are actively pursuing.</p> <p>ii. this figure is 40% of the total project cost.</p>
	<p>Please identify other funding sources for this project, what contribution they are making and why these cannot be used to fund the scheme in its entirety.</p> <p>Please provide the status of each source of funding for example whether it has been formally agreed, whether it has already been paid, whether it has been agreed in principle, if you are waiting for a decision in regard to the funding, or whether you are investigating the source of funding etc.</p>	<p>1) KCC Capital Budget £700,000 for the freehold purchase of the land on Seal Drive.</p> <p>2) KCC Capital Budget £1,528,144.09 has been committed for the external works from the Capital budget. This funding is incorporated into the whole project funding for the establishment of a 3FE Grammar provision for Boys in Sevenoaks.</p> <p>With the acquisition of the land, and subsequent plans for development, the project costs are forecast to exceed the funding amount agreed by the Cabinet Member.</p>

		3) The Football Association in Kent has confirmed that our bid could fit within their criteria for funding, and have met with the Football Foundation on our behalf. They have suggested a meeting to finalise what funding could be granted in the new year.
		(4) Sport England, Rugby Football Union, The Football Association, Kent Cricket Club and Kent County Athletics Association have all been approached as potential sources of funding. No decisions have yet been received.
		5)
		6)

12	Is this bid for staged payments?	No	(please delete as appropriate)
	Will staged payments be accepted?	Yes	(please delete as appropriate)
	Please provide details of anticipated funding requirements and timetable	See appendix 4 for details of anticipated funding requirements. Payment of funding can be staged or delayed until project completion.	

13	Has a bid(s) for CIL funding been made to relevant town and parish councils?	Bid made (please delete as appropriate):	<p>The Mayor for Sevenoaks has been approached for funding from the Sevenoaks Town Council CIL fund. This will be discussed at the next council meeting.</p> <p>The Seal Parish Council for CIL has been approached for funding from their Parish CIL fund. No response has been received.</p>
		Details of bid	KCC has applied directly to the Mayor of Sevenoaks and Seal Parish Council secretary, attaching a copy of the information in this bid.

		Decision made (please delete as appropriate):	Sevenoaks Town Council has said that our request would be tabled for the next council meeting, which would be after the 31 December. No decision received yet from Seal Parish Council.
		Details of decision:	NA
	If this bid is being made by a Parish or Town Council and no CIL funds have been contributed by them, please provide an explanation for this.	NA	NA

14	Would the scheme be fully funded if the CIL contribution is agreed?	Yes	(please delete as appropriate)
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15	Has this scheme already benefited from CIL funding through the CIL Spending Board?	No	(please delete as appropriate)
		If Yes; Please provide further justification as to why further CIL funding is required for this project.	

16	Has this scheme/land/building already benefited from funding from Sevenoaks District Council? Note- this can include grants, section 106, a Community Fund etc.	No	(please delete as appropriate)
		If Yes; Please provide further details of amount and the project involved.	

Deliverability

17	Does your organisation have the legal right to carry out the proposed scheme?	Yes	(please delete as appropriate)
		If not, you must attach documentation showing that the statutory provider of this service supports this scheme.	

18	Anticipated start date for delivery of the scheme:	<p>The application process for planning permission will be initiated in December 2020. Planning permission decision would be expected in May 2021.</p> <p>Dependant on the award of planning permission, the project is scheduled to start in June/July 2021.</p>	
19	Anticipated finish date for the delivery of the scheme:	<p>All external works are projected to be completed by the end November 2021, unless site abnormalities materialise.</p> <p>New grassed sports pitches take some time to seed and bed in and it is likely that such pitches will be unavailable for a further six months. However, during this time the all-weather pitches will be in use for the schools and the community.</p>	
20	Anticipated date when CIL funding will need to be made available:	1 June 2021	
21	Does land need to be purchased to facilitate the scheme?	<p>Yes</p> <p>Please provide details</p>	<p>(please delete as appropriate)</p> <p>As described above, additional land has already been purchased by KCC to facilitate this project. The cost, plus associated purchase costs came to £700,000, which is included as part of the project cost</p>
22	Please provide a consultation plan to let SDC know when they can expect progress reports on the project.	<p>December 2020 – Public Consultation and Proposed Design</p> <p>January 2021 – Planning Application</p> <p>April 2021 – Planning Application Status and Sport England Consultation</p> <p>May 2021 – Planning Approval</p> <p>June/July 2021 – Pre-Commencement Conditions and Status</p> <p>August 2021 – Project Commencement</p>	

		Monthly Progress Reports on Site Progress thereafter to November 2021	
23	Please provide details of the management and timescales of the project.	See Appendix 5	
24	Has consultation been carried out on the scheme or is any planned?	Carried out and Planned (please delete as appropriate)	
		Please provide details (Note: Results can be attached separately if necessary.)	As described above, extensive consultations have been carried out as part of the establishment of the Boy's Grammar provision. Future consultations will be integrated with the KCC planning application process.
25	Is a relevant SDC ward member(s) supportive of the scheme?	Yes (please delete as appropriate)	
		You may provide the signature of an SDC ward member or an email from them to cil@sevenoaks.gov.uk .	Cllr Tony Clayton, Sevenoaks Eastern Cllr Penny Cole, Hartley & Hodsoil Street
26	Is the relevant town/parish council supportive of the scheme?	Yes (please delete as appropriate)	
		Signature of a town/parish council chairman, clerk or chief executive (Note: An email from them to cil@sevenoaks.gov.uk would also be sufficient).	<ul style="list-style-type: none"> • Mayor of Sevenoaks, Councillor Nicholas Busvine • Cllr Claire Shea, Sevenoaks Town Council

27	Do you have any other local support for the scheme? This can be in the form of businesses, community groups etc.	Yes (please delete as appropriate)	
		Please provide details of local support. (Note: An email from a relevant party to cil@sevenoaks.gov.uk would also be sufficient).	<ul style="list-style-type: none"> • Laura Trott MP • Sir Michael Fallon • Cllr Roger Gough, KCC Member for Sevenoaks North & Darent Valley, Leader of KCC. • Cllr Margaret Crabtree, KCC Member for Sevenoaks Town. • Cllr David Brazier, KCC Member for Sevenoaks Rural North East. • Cllr Nick Chard, KCC Member for Sevenoaks West. • Michael Ward, Head of Football and Sports Development, Charlton Athletic Community Trust. • Darren Maddison, Vice President, Sevenoaks Hockey Club. • Kathie Foster, Secretary, Dunton Green Football Club. • Ruth Bingham, Chair, Hockey Club Knole Park.

Maintenance

28	Which organisation will be responsible for ongoing maintenance?	The three schools will establish a Shared Use Committee to manage all maintenance issues, including repair and upkeep, line marking, grass cutting and grounds management.
----	---	--

29	Are funding arrangements in place for maintenance?	Yes (please delete as appropriate)
----	--	---

		Please provide details	The three schools will agree a mechanism for funding maintenance between them, as part of the Shared Use Agreement.
--	--	------------------------	---

30	Please provide any further comments here. This could include if there are any other infrastructure projects that are related to this bid or any that rely on this bid.	
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Declaration

I am authorised to submit this bid for funding on behalf of the organisation that I represent. At the time of writing, the information contained in this submission (including appendices) is correct and true to the best of my knowledge. If CIL funding is committed and circumstances change prior to the completion of the scheme, the organisation that I represent will notify Sevenoaks District Council. The Council will reserve the right to reconsider the allocation of funding. If CIL funding is committed to the above project then the organisation that I represent commits to providing Sevenoaks District Council with sufficient information to enable it to undertake its reporting requirements under the CIL Regulations 2010 (as amended), or any subsequent relevant regulations.

Signature



Name

David Adams

Position

Interim Director of Education, Children, Young People and Education, KCC

Further information:

Name, role and contact details of the person that will be the contact for this bid:	Ian Watts, Area Education Officer for Sevenoaks, Dartford and Gravesham, Worrall House, Kings Hill, Kent ME19 4AE.
---	--

	ian.watts@kent.gov.uk 03000 414302 and 07919 212062 Or: David Hart, Area Schools Organisation Officer for Sevenoaks, Dartford and Gravesham, Worrall House, Kings Hill, Kent ME19 4AE. david.hart@kent.gov.uk 03000 410195
Name, role and contact details of the person that will be attending SDC's CIL Spending Board to support this bid:	Ian Watts, as above
Name, role and contact details of the person that will be the point of contact and responsible for the Legal Contract:	Rebecca Spore, Director of Infrastructure, KCC Strategic and Corporate Services County Hall, Maidstone, Kent, ME14 1XQ rebecca.spore@kent.gov.uk 03000 416716 and Mob: 07717 853533
Name, role and contact details of the person that will be legally responsible for receiving the CIL fund*:	Rebecca Spore, as above
Full company/charity name:	Kent County Council, County Hall, Maidstone, Kent, ME14 1XQ
Registered No:	

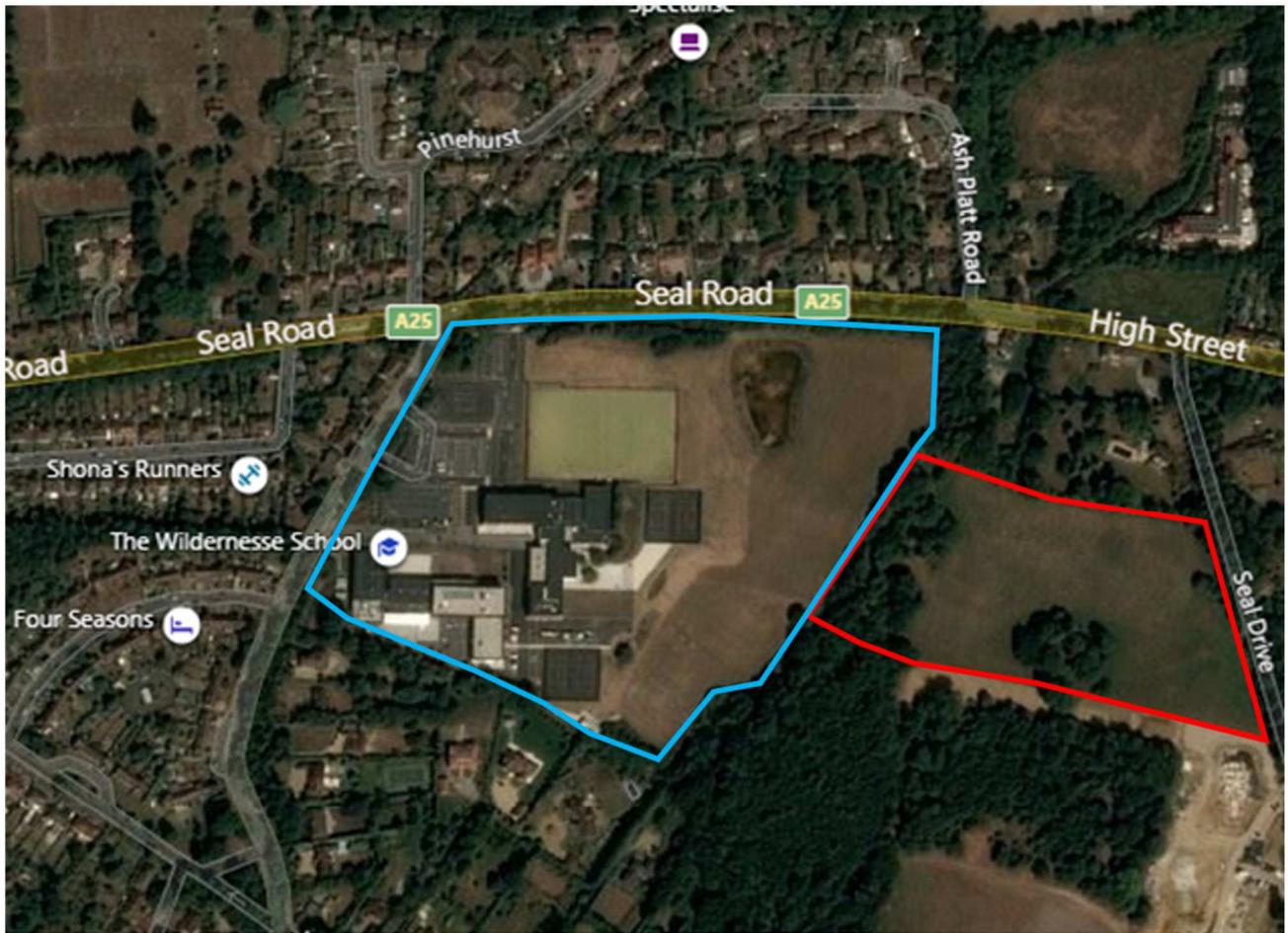
Privacy Notice

The personal data which is collected within this form is reasonably necessary for its public task of processing your application for CIL grant funding. This includes considering whether to grant the application and to ensure the effective management of CIL grant funding if approved.

If your application is unsuccessful then personal information will be retained for a period of 10 years after the application is refused. The personal data shall then be deleted except for any information made public under the Council's other legal obligations (including the Access to Information provisions of the Local Government Act 1972 or the Freedom of Information Act). If your application is successful then your data will be retained for the duration of the project applied for and for the full period in which the contract under which the monies are transferred is enforceable. The personal information will then be deleted, except for any information made public under the Council's other legal obligations. Any information relating to this application which is deleted will be deleted in accordance with the Council's standard record retention practice.

Unless otherwise stated we will generally handle personal information in accordance with the Council's Privacy Policy, which can be found through our website at www.sevenoaks.gov.uk/privacy.

Appendix 1 – RSBC land on Seal Hollow Road (approximate boundaries)



-  Existing school boundary
-  Boundary of RSBC land

Appendix 2 – Sports Provision Statement

B

B O N D B R Y A N

Project Name	Sevenoaks Campus
File Ref	SGAE-BBA-XX-XX-RP-A-0004-S2-P02
Description	The Site: Pitch statement
Date	2020-10-02
BB Project No	19222

1.0 Introduction

The Wilderness site has been designed to accommodate three schools; Trinity Free School, WoK Grammar Annex and a Boys Grammar Annex. The area guidance set out in BB103 has been used in determining the area analysis on the following pages.

2.0 Existing Site Layout

2.1 Grass Pitches

The main sports pitches are located to the East of the site. A rugby pitch and a football pitch have been provided. A 400m running track and a rounders pitch can be marked out across the two football pitches if required.

Grass Pitch 1 - 90.0m x 54.0m

Grass Pitch 2 - 96.0m x 57.0m Running track - 400m (non-compliant)

2.2 Hard surface pitches

The existing floodlit all-weather pitch (AWP) is to be retained and re-used as part of this development.

Two 2-Tennis court sized MUGA courts have been provided. These are located to the East of both existing Schools. These will accommodate 1 basketball/netball courts each. An additional court will be added to the Trinity MUGA courts as part of their current expansion.

- Existing AWP - 90.0m x 54.0m
- WoK 2-Court MUGA - 35.0m x 35.0m
- Trinity 3-court MUGA – 35.0m x 52.5m

The existing Sports Centre, changing rooms and associated internal sports facilities are retained within the Grammar Annex. Direct access from the Sports Centre to the playing fields means that the Sports Centre and the external pitches can potentially be open to the public when the Grammar Annexe is closed.

As part of the design development, access to the playing fields from the plateau that the school buildings sit on must be considered. Vehicular access for maintenance and emergency services must be provided alongside pedestrian access that makes sufficient allowance for users with limited mobility or those who need to use a wheelchair.

3.0 Proposed Site Layout

Due to Trinity Free School's 2FE expansion, the original site provision from the 2014 approval will fall short of recommendations following the TWGSfB extension. In order to mitigate this, KCC have purchased a portion of land adjacent to the Wilderness site (shown in blue on the below map), which would be used to provide additional sports provision for all three schools.

REPORT PITCH STATEMENT



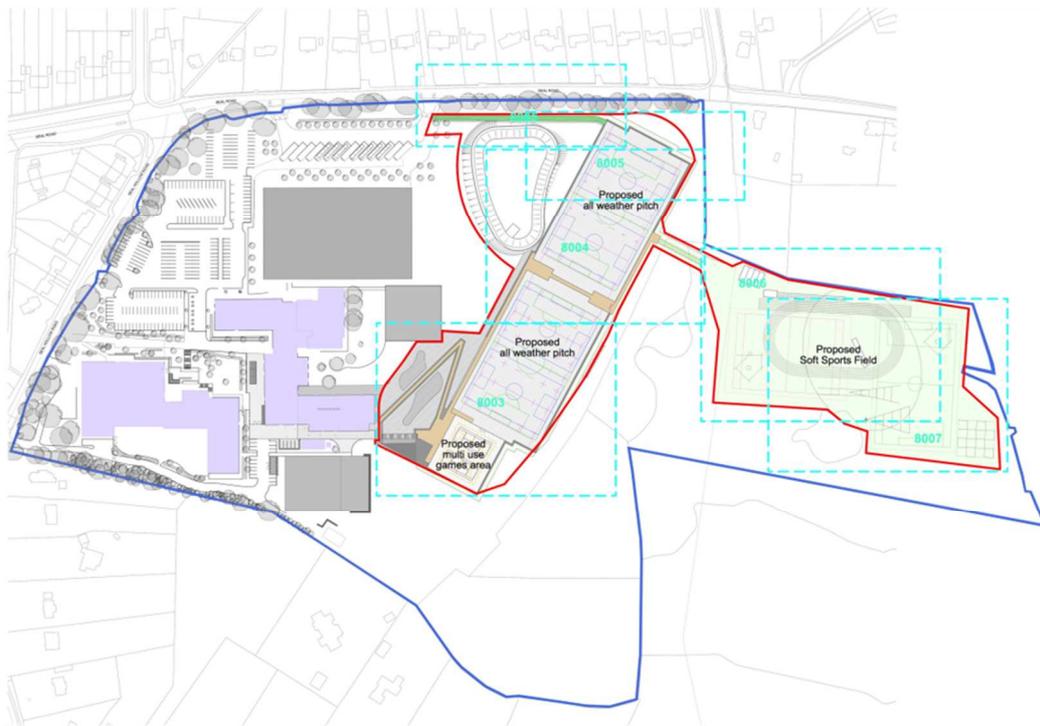
The table below sets out the recommended site area for a new 3FE school as well as the BB103 site area for the proposed pupil population of the site (2400). These figures are then compared, in the right-hand side of the table, to the proposed design for the site including the adjacent land now within the ownership of KCC.

Site Area Schedule				Proposed				
Recommended Minimum Site Areas Wilderness Site (12FE + 600 6th form)	Recommended (BB103) at Pupil Numbers (N)	2400	Wilderness Site Existing	Wilderness Proposed Change	Total	Adjacent land	Variance m2 from BB103 (12FE+6F0)	
1. Soft Outdoor PE Area	6000 + 35N	28050	90000	36,007	18,588	54,595	12000	-23,405
2. Hard outdoor PE Area	400 + 1.5N	1345	4000	3,361	1,944	5,305	0	1,305
3. Soft Informal and Social Area	600 + 2N	1860	5400	1,349			12000	7,949
4. Hard Informal and Social Area	200 + 1N	830	2600	2,963	0		0	363
5. Habitat Area	0.5N	315	1200	33,041			16630	48,471
Float	800 + 5N	3950	12800	32,507				
Net Site Area	8000 + 45N	36350	116000					
Non-net Site Area	2000 + 5N	5150	14000					
Gross Site Area (Min)	9000 + 50N	40500	129000	118,400.0	118,400		34,460	23,860

The information within the table demonstrates that the overall site is 23,860m² larger than the BB103 requirement for a 2,400 pupil population on this site. However, due to the nature of the site, large areas will be classed as 'Habitat' and 'informal'. Whilst these areas will enhance the site and have the potential to support the curriculum, the resultant areas designated for soft PE fall short of the BB103 recommendation by 23,405m², which is the equivalent of one 3G pitch (104x61 double counted as 3G).

4.0 Current Design Proposal

4.1 PE Spaces



Under the current design the site will be provided with:

- 2no 4-court sports halls
- 7no MUGA (Multi-Use Games Area)
- 3no AWP (All Weather Pitch: 2no. rugby/ football, 1no. hockey/ football)
- Grass pitches for use with summer and winter markings

The shared use agreement of the external facilities has yet to be determined between the parties. With careful planning, outstanding facilities can be made available to each of the School's pupil populations, whilst also providing the local community with a valuable resource.

4.2 All-Weather Pitch (3G) Design and Specification

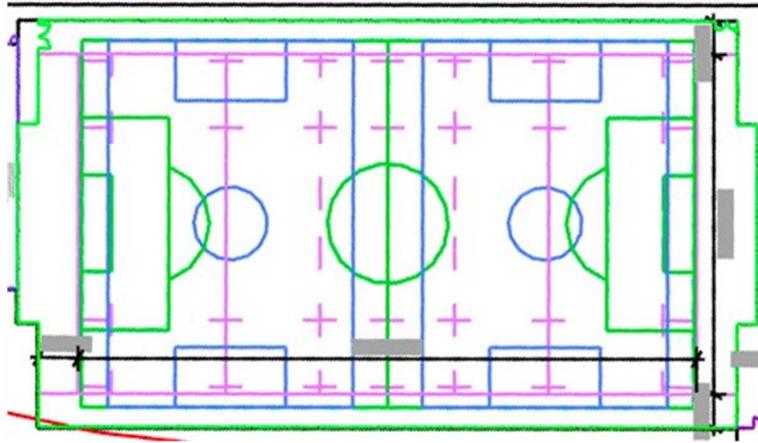
To ensure the best possible facilities are provided at the Wilderness site, the design strives to address the provision of soft informal PE space. The surface of the existing AWP is reaching the end of its lifespan and is to be refurbished. The current grass pitches are not playable all year round due to ground conditions and localised flooding. By replacing these grass pitches with AWP, year-round use can be ensured.

'Third generation or 3G artificial grass pitches are recognised as durable, safe, year-round playing surfaces, able to withstand intensive use and all kinds of weather. They mean more people can benefit from all the associated social and health benefits of physical activity.' Sport England Statement

Due to constraints of the site, including topography, protected land (ancient woodland) and sustainable drainage features, the proposed width of any new 3G pitch will be limited to 61m. Two 3G pitches have been shown measuring 104m x 61m each. The proposed specification of these pitches will be put forward in conjunction with a pitch specialist from Slatter Group. A long pile 3G (65mm with shock pad) is likely to be the preferred rubber crumb type pitch that is suitable for both Rugby Union and Football. The ambition is to achieve accreditation for the AWP's to club standard for RFU and FA to enable these facilities to be let to the

REPORT PITCH STATEMENT

public. This is essential to allow the School's to raise the funds to be able to maintain the pitches. These pitches will be floodlit.



Rugby

Sport England guidance for a club standard Senior 7/10/15-a-side pitch measures 154m x 80m, including in-goal areas and run-off but excluding any spectator area.

The SAPCA (Sports and Play Construction Association) recommendation for rugby is stated as:

'The International Rugby Board (IRB) states that the length and breadth of the playing area are to be as near as possible to the dimensions illustrated [](A maximum length of 100.0 m and width of 70.0 m). In addition, a minimum 5.0 m run-off at the sides and ends are required. The recommended size for training pitches is 55.0 by 36.5 m with a minimum 3.0 m run-off.'

The constraints on the site prevent a full-sized rugby pitch being provided, however each new 3G will provide a pitch with over-run measuring 104m x 61m. Consultation with the RFU is outstanding and feedback received will be incorporated into the final design.

Football

The new 3G pitches are also to be used for football. The pre-planning consultation via Sport England with the Football Foundation/ FA advised that a pitch area of 91m x 55m and 97m x 61m (including run offs) should be provided that are FA compliant for U15s/ 16s youth 11v11, whilst providing the 3m run off all the way around the pitch. The pitches should also have goal recesses.

4.1 Adjacent Land Layout

The adjacent land to the East of the Wildernesse Site now forms part of the land accessible to the Schools on the site and will contribute to meeting the BB103 area guidance for external spaces. The site is currently natural grassland and is intended to provide seasonal grass pitches to support the main site offering. The following will be achieved via minimal intervention including re-grading and mowing:

Summer

- Athletics track 200m x 6 lane
- Athletics track 100m x 6 lane
- 1 no Javelin
- 1 no Shot putt/ discus
- 2 no Rounders
- 4 no Cricket nets
- 1 no Cricket wicket with associated outfield
- 1 no double long jump

Winter

- 1 no Football 88m x 56m O/A
- 1 no Rugby 70m x 43m O/A
- 1no 4x4 grid 24 x24m

REPORT PITCH STATEMENT

requires 74m², 2 x 3FE requires 148m² and 6FE requires 144m², each scenario is adequately provided within the accommodation.

However, TWGSfB would like to see additional changing facilities provided under the current scheme. A number of options have been explored to provide additional changing within or adjacent to the main building. These have proved costly. As a result, a potential option has been raised to convert the maintenance shed to the South of the site to pitch level changing. In order to establish if this existing building is suitable a short feasibility study would need to be carried out to ascertain if this approach would meet the spatial and budgetary constraints. Please refer to Section 7.0 below for information required.

5.0 Planning

Development of the Wildernesse Site and the newly purchased land, as described above, will require planning consent. Pre-application advice has been sought via the local Planning Authority and initial consultation with Sport England undertaken. The site is considered to constitute playing field, or land last used as playing field, therefore Sport England advises that this proposal would require statutory consultation, under the terms of the Town and Country Planning (Development Management Procedure) (England) Order 2015, at the formal planning application stage.

Sport England considers proposals affecting playing fields in light of the National Planning Policy Framework (NPPF) (in particular Para. 97) and against its own playing fields policy, which states:

'Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

- all or any part of a playing field, or
- land which has been used as a playing field and remains undeveloped, or
- land allocated for use as a playing field

unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.'

Replacement of the existing grass pitches with an engineered solution will mean that the proposed development would meet Exceptions E4 or E5 classification of Sport England's policy. Purchase of the adjacent land will also count towards mitigation measures for habitat lost on site.

6.0 Community Use

Provision of such exceptional sporting facilities will be an asset to the Schools on site but will also offer much needed sporting facilities to the local community. Within the feedback from the initial consultation with Sport England the case officer references the local Councils' playing pitch strategy and Local Football Facilities Plan (LFFP), which both demonstrate the need for additional 3G Football Turf Pitches within the Local Authority Area. Importantly letting the new 3G pitches will be a crucial part of the School's business case for maintaining such high-quality facilities.

As such, the design must meet a number of standards to ensure that the community needs are met in addition to the educational needs of the Schools. Advice received via the local planning authority stipulates that these pitches must be floodlit and that they must be independently accredited by FIFA and the RFU. Additional work will be required to ascertain the process for accreditation and the local appetite for lettings.

7.0 Next Steps

This report, read in conjunction with the associated drawings, represents a body of work carried out to date to explore the potential to enhance the external sporting provision at the Wildernesse Site. In order to progress the design and construct the facilities within the Contract programme additional work will need to be undertaken:

Information required

- 7.1 RFU feedback
- 7.2 Confirmation of scope of works of land transferred from Kier contract
- 7.3 Confirmation of party responsible for applying for FA and RFU accreditation
- 7.4 Surveys

REPORT PITCH STATEMENT

- 7.4.1 Localised **tree survey** to include the border of the ancient woodland adjacent to the new 3G pitches (to 20m depth), the proposed route for the new connecting footpath and the northern boundary of the adjacent land.
- 7.4.2 **Ecology** – Habitat management enhancement plan for grassland and ancient woodland. Recommendations include hedgehog nest boxes, bird boxes, bat boxes, owl boxes. NB reptile relocation and a hand search for hedgehogs are both advised prior to works starting on site.
- 7.4.3 Potential to **survey ponds** to the east of the site for great crested newts (carried out prior to planning)
- 7.4.4 **SI** to bank on main site to ascertain type of construction for accessible path
- 7.4.5 **Archaeology watching brief** as advised by desktop survey (awaiting feedback from KCC Archaeology)
- 7.5 Reports and Assessments
 - 7.5.1 Lighting assessment
 - 7.5.2 Background noise assessment
 - 7.5.3 Highways statement to support community use
 - 7.5.4 Design and Access Statement
 - 7.5.5 Statement of Community Use
- 7.6 Parker's Shed Conversion Feasibility
 - 7.6.1 Measured building survey
 - 7.6.2 Utilities survey
 - 7.6.3 Intrusive structural investigation

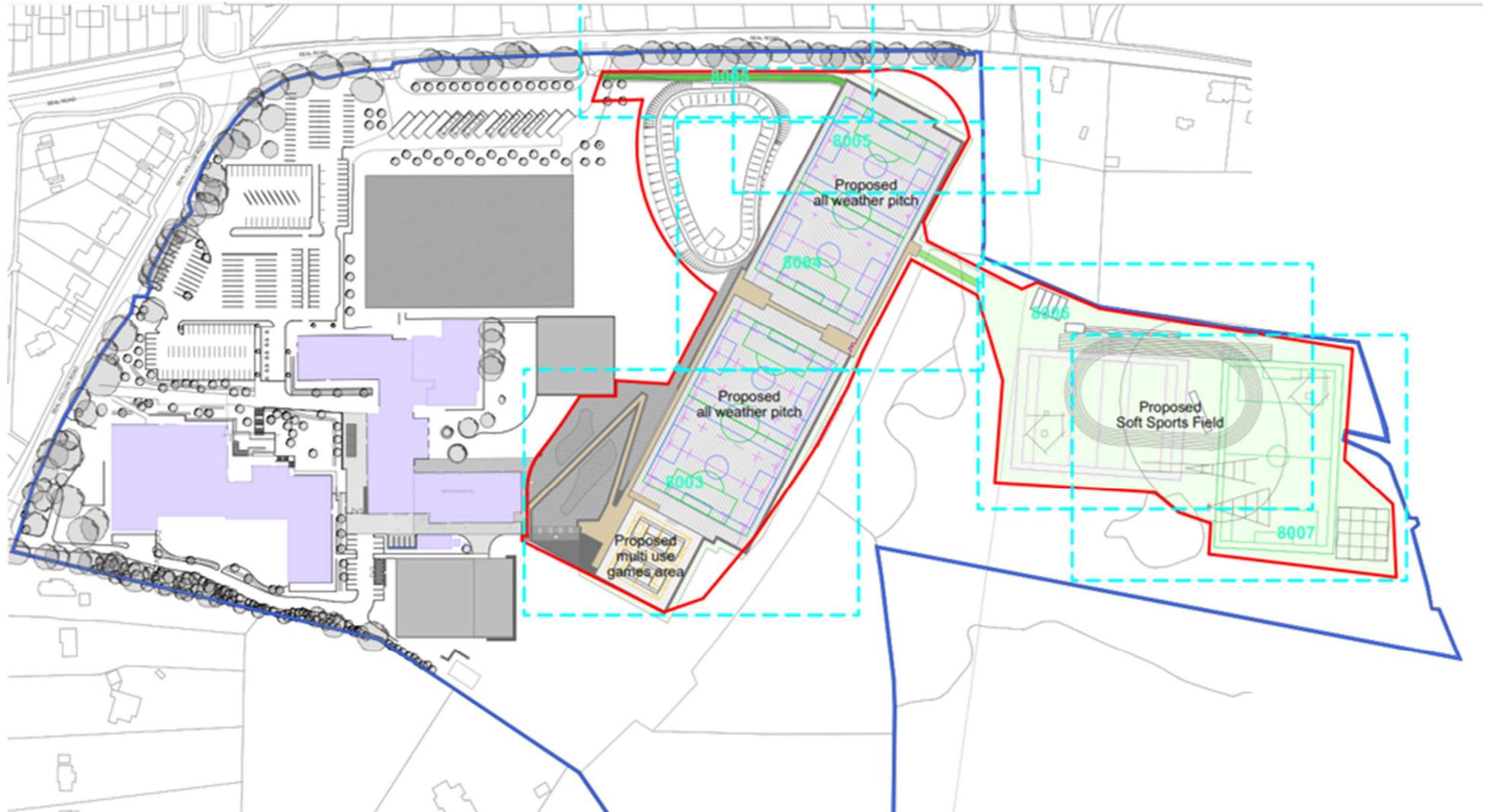
The above information is required in order to prepare the design for a planning submission targeted for November 2020 or January 2021 (TBC). This would need to be preceded by a Public Consultation event.

An instruction will be required to proceed with the design including engagement of the wider design team, which may incur additional design fees.

8.0 References

- Sport England, 'Comparative Sizes of Sports Pitches & Courts (OUTDOOR)', September 2015 Update
- Sport England, 'Artificial Grass Pitch Layouts, Kitbag AGP Rugby Union'
- Sport England, 'Artificial Surfaces for Outdoor Sports Design Guidance Note'
- Sport England, 'Selecting the Right Artificial Surface'
- Sport England, 'A sporting Future for the Playing Fields of England', Planning Policy Statement
- SAPCA, 'The SAPCA Code of Practice for the Construction and Maintenance of Synthetic Turf Sports Pitches', January 2009
- <http://www.thefa.com/football-rules-governance/lawsandrules/laws/football-11-11/law-1---the-field-of-play>
- The FA, 'The FA Guide to Pitch and Goalpost Dimensions'
- FA Artificial Pitch Guideline, http://www.thefa.com/GetIntoFootball/Facilities/Artificial_Pitches
- England Rugby Area Facility Manager, Rick Bruin (rickbruin@rfu.com)
- Slatter Group, Jason Douglas (WDC supply chain partner)

Appendix 3 – External Pitch Layout



Appendix 4 – Detailed External Costings



External Works Review ELEMENTAL BREAKDOWN - COST PLAN

Rev 01
08/10/2020

8.0 - External Works

Cost centre	Element	Qty	Unit	Rate	Cost
8.1	Site Preparation Works				488,320.00
8.1.1	Site Clearance				
	All Works Areas	15,840	m ²	8.00	126,720.00
8.1.2	Preparatory Groundworks				
	Proposed All Weather Pitch	15,840	m ²	2.00	31,680.00
	Cut & Fill; PROVISIONAL	15,840	m ²	10.00	158,400.00
	Cut & Fill; To New Land; PROVISIONAL	17,152	m ²	10.00	171,520.00
8.2	Roads, Paths, Pavings and Surfacing				1,452,286.75
8.2.1	Roads, Paths and Pavings				-
	Footpath, including Ramp				
	Excavate	338	m ³	7.00	2,362.50
	Disposal	338	m ³	40.00	13,500.00
	Herbicide & Membrane	1,350	m ²	10.00	13,500.00
	Granular Fill	338	m ³	65.00	21,937.50
	Edging	855	m	20.00	17,100.00
	New Macadam surface	1,350	m ²	75.00	101,250.00
	Grasscrete				
	Excavate	71	m ³	7.00	498.75
	Disposal	71	m ³	40.00	2,850.00
	Herbicide & Membrane	475	m ²	10.00	4,750.00
	Grass Crete structure	475	m ²	65.00	30,875.00
	Infill	475	m ²	25.00	11,875.00
	Seeding	475	m ²	10.00	4,750.00
8.2.2	Special Surfacing and Pavings				1,227,038.00
	Proposed All Weather Pitch				
	Excavate	3,260	m ³	7.00	22,820.00
	Disposal	3,260	m ³	40.00	130,400.00
	Herbicide & Membrane	13,040	m ²	10.00	130,400.00
	Granular Fill	3,260	m ³	65.00	211,900.00
	Edging	684	m	20.00	13,680.00
	Rubber Shockpad	13,040	m ²	10.00	130,400.00
	Surface	13,040	m ²	17.50	228,200.00
	Sand/Rubber crumb infill	13,040	Nr	7.50	97,800.00
	Line Marking - Football (In carpet)	2	Nr	2,000.00	4,000.00
	Line Marking - Rugby (In carpet)	2	Nr	3,500.00	7,000.00

External Works Review ELEMENTAL BREAKDOWN - COST PLAN

Rev 01
08/10/2020

8.0 - External Works

Cost centre	Element	Qty	Unit	Rate	Cost
8.2.2	Special Surfacing and Pavings (Cont.)				
	Proposed MUGA				
	Excavate	363	m ³	7.00	2,541.00
	Disposal	363	m ³	40.00	14,520.00
	Herbicide & Membrane	1,452	m ²	10.00	14,520.00
	Granular Fill	363	m ³	10.00	3,630.00
	Edging	153	m	65.00	23,595.00
	Blinding	153	m ²	20.00	3,050.00
	Blinding	1,452	m ²	36.00	52,272.00
	New Macadam surface	1,452	Nr	95.00	137,940.00
	Line Marking	1		2,000.00	2,000.00
8.3	Soft Landscaping, Planting and Irrigation Systems				195,555.00
8.3.1	Seeding and Turfing				
	Grading	2,827	m ²	25.00	70,675.00
	Topsoil & Grading where noted	3,568	m ²	25.00	89,200.00
	Seeding	3,568	m ²	10.00	35,680.00
8.3.2	External Planting	-	Item	-	-
8.3.3	Irrigation Systems	-	Item	-	-
8.4	Fencing, Railings and Walls				247,865.00
8.4.1	Fencing and Railings				
	Proposed All Weather Pitch	684	m	185.00	126,540.00
	Proposed MUGA	153	m	150.00	22,875.00
	Generally; Allowance	200	m	120.00	24,000.00
	Provision for Gates; Allowance	10	Nr	1,150.00	11,500.00
8.4.2	Walls and Screens	-	Item	-	-
8.4.3	Retaining Walls				
	Gabion Retaining Wall; PROVISIONAL	100	m	250.00	25,000.00
8.4.4	Barriers and Guardrails				
	Formation of Concrete Steps; PROVISIONAL	55	m	500.00	27,500.00
	Handrails to same	110	m	95.00	10,450.00
8.5	External Fixtures				175,000.00
8.5.1	Site/ Street Furniture and Equipment				
	Equipment; AWP	2	Nr	12,500.00	25,000.00
	Equipment; MUGA	1	Nr	7,500.00	7,500.00
	Cricket Nets; 4nr; PROVISIONAL	1	PS	60,000.00	60,000.00
	Long Jump Pit & Markings; PROVISIONAL	1	PS	75,000.00	75,000.00
	Sports Markings to 'New Land'	1	PS	7,500.00	7,500.00
8.5.2	Ornamental Features				

External Works Review
ELEMENTAL BREAKDOWN - COST PLAN

Rev 01
08/10/2020

8.0 - External Works

Cost centre	Element	Qty	Unit	Rate	Cost
8.6	External Drainage				144,920.00
8.6.1	Surface Water and Foul Water Drainage				
	Proposed All Weather Pitch; PROVISIONAL	13,040	m ²	10.00	130,400.00
	Proposed MUGA; PROVISIONAL	1,452	m ²	10.00	14,520.00
8.6.2	Ancillary Drainage Systems				
8.6.3	External Chemical, Toxic and Industrial Liquid Waste Drainage				
8.6.4	Land Drainage				
8.7	External Services				170,000.00
8.7.1	Water Mains Supply	-	Item	-	-
8.7.2	Electricity Mains Supply (diversion of existing electric	-	Item	-	-
8.7.3	External Transformation Devices	-	Item	-	-
8.7.4	Electricity Distribution to External Plant and Equipment				
	Electrical connections to Floodlight; PROVISION	200	m	100.00	20,000.00
8.7.5	Gas Mains Supply	-	Item	-	-
8.7.6	Telecommunications and other Communication Syst	-	Item	-	-
8.7.7	External Fuel Storage and Piped Distribution System	-	Item	-	-
8.7.8	External Security Systems	-	Item	-	-
8.7.9	External/ Street Lighting Systems				
	Floodlighting to AWP (Only)	2	Nr	75,000.00	150,000.00
8.7.10	Local/ District Heating Installation	-	Item	-	-
8.7.11	Builder's Work in Connection With External Services	-	Item	-	-
8.8	Minor Building Works and Ancillary Buildings				10,000.00
8.8.1	Minor Building Works				
	Provision for alterations to existing Fencing	1	PS	10,000.00	10,000.00
8.8.2	Ancillary Buildings and Structures	-	Item	-	-
8.8.3	Underpinning to External Site Boundary Walls	-	Item	-	-
SUMMARY					
8.1	Site Preparation Works				488,320.00
8.2	Roads, Paths, Pavings and Surfacing				1,452,286.75
8.3	Soft Landscaping, Planting and Irrigation Systems				195,555.00
8.4	Fencing, Railings and Walls				247,865.00
8.5	External Fixtures				175,000.00
8.6	External Drainage				144,920.00
8.7	External Services				170,000.00
8.8	Minor Building Works and Ancillary Buildings				10,000.00
	Contingency (Generally)			5.0%	144,197.34
GRAND TOTAL					3,028,144.09

A total of 145 emails of support have been received for the project. The large majority of these have come from parents whose children attend the schools. These emails can be summarised as below:

- Importance of sport and physical activity for physical and mental wellbeing
- In light of COVID-19, importance of staying fit and health is reiterated
- Current sport facilities on the schools sites are limited
- Extra leisure facilities will help meet future demands from extension of boys grammar school at Trinity site
- Support for community use of facilities
- Would be welcomed by sports club, could hire for use on the weekends

From: [Michael Ward](#)
To: [Barker-Platt Mrs J](#)
Cc: [CIL Mailbox](#); david.hart@kent.gov.uk; [Stephen Camacho](#)
Subject: RE: CIL Bid for New Sports Facilities on the Sevenoaks Campus
Date: 19 November 2020 11:33:04

Dear J Barker-Platt,

Thanks for your e mail regarding your potential development on the Weald Sevenoaks site. Charlton Athletic Community Trust have delivered community football activity for the past 20 years in Sevenoaks and have used the sand based AstroTurf at Trinity School for a large proportion of this time. We regularly engage with over 100 young boys and girls for school holiday courses, and recently sold out our October courses delivering safe COVID-19 secure football courses, and we planning for further courses in the future.

We would support any development to improve the grounds at Weald and would be willing to provide any supporting documents. We have delivered community activity for over 26 years and there is more we can do in the West Kent area, the proposed plans would be an excellent base to enhance our delivery further and support the community in Sevenoaks.

Thanks and good luck,



Michael Ward
Head of Football and Sports Development
Charlton Athletic Community Trust
t. 020 8850 2866 m. 07983550679
e. Michael.Ward@cact.org.uk
w. www.cact.org.uk
a. CAFC Training Ground, Sparrows Lane, New Eltham SE9 2JR



Charlton Athletic Community Trust is a registered charity in England and Wales (1096222)

From: Barker-Platt Mrs J <JBarker-Platt@wealdgs.org>
Sent: 18 November 2020 17:42
To: Michael Ward <michael.ward@cact.org.uk>
Subject: FW: CIL Bid for New Sports Facilities on the Sevenoaks Campus

From: [Cllr Clayton, Tony](#)
To: [CIL Mailbox](#)
Cc: Ian.Watts@kent.gov.uk; ann.drury@kent.gov.uk; [Cllr Purves, Elizabeth](#); [Cllr Canet, Marilyn](#); [Cllr Collins, Irene](#)
Subject: KCC Sports Infrastructure bid for Trinity / Weald of Kent / Tunbridge Wells Boys Grammar and Community use
Date: 22 December 2020 13:09:40

Dear Carlyn Kan

As a local member for Sevenoaks Eastern ward I have been asked to support this scheme for CIL funding

It will make a big contribution towards sports capacity for the three schools on site, which are currently under real pressure. It will also provide a welcome increase in facilities for the local community, and help meet the objectives of Sevenoaks Town sports strategy. I would very much like to support this use of CIL funds, matched by Kent County Council. It needs to be recognised that the project will have significant impact on the surrounding community, part of which which I represent, because it will increase traffic outside school hours, intensify use of the site, and make it much more of a 7 day a week operation.

It is important that the new facilities are sufficiently well funded to ensure that the following conditions are met

- containing the impact of floodlights on neighbouring houses in Seal Road, perhaps by adding evergreen trees to the boundary tree belt

- a proper traffic management and parking plan, which includes weekends since this will now be a 7 day a week facility for community use, and so impact on Seal Hollow Road, Hillingdon Ave and The Crescent needs to be contained

- action to ensure the the bus / coach depot safe; at present the layout requires all buses / coaches to reverse on school premises which means it has to be supervised in use. As the new facilities are to be a centre for sight impaired sports out of hours this requires a permanent solution, in which coaches do not have to reverse.

- action to reduce traffic speeds in nearby roads, especially Hillingdon Avenue, The Crescent and Seal Hollow Road, so that sport users can walk and cycle safely to the site at all times when it is in use

Best wishes

Cllr Tony Clayton
Sevenoaks Eastern

P.S. I am writing separately, on behalf of local residents, to Kent Highways about the parking and road crossing changes proposed for Seal Hollow Road, The Crescent and Hillingdon Avenue

From: [Cllr Cole, Penny](#)
To: [CIL Mailbox](#)
Subject: KCC CIL Funding Bid for the Sevenoaks Schools
Date: 30 November 2020 18:41:42

Hello

I have been sent details of Kent County Council's bid for sports provision on new land acquired from the RSBC. Having considered the information and details of the bid, I would like to support the proposed development and the bid for CIL funding.

The three schools on the campus are used by a number of pupils living in the Hartley area and as such would benefit from first class sporting facilities. The completed sports facilities will be a huge step forward for the schools and local people, creating a revenue stream, and will counter the current perception that playing fields are only ever sold off for housing.

I hope you will find the County Council's bid favourable and worthy of CIL funding.

Kind regards.

Penny

Sevenoaks District Cllr Mrs Penny Cole
Member for Hartley & Hodsoll Street
[07540 668751](tel:07540668751)

From: david.hart@kent.gov.uk
To: [CIL Mailbox](#)
Cc: [Carlyn Kan](#)
Subject: Fw: Trinity/ Weald of Kent school site sports proposal
Date: 10 December 2020 09:05:17

EXTERNAL EMAIL: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Carlyn,

Please see attached response from Councillor Claire Shea,

Best regards,

David Hart | Area Schools Organisation Officer, North Kent
Education & Young People's Services | Kent County Council
Worrall House | 30 Kings Hill Avenue | Kings Hill | Kent | ME19 4AN | +44 3000
410195

From: Councillor Shea <cllr.shea@sevenoakstown.gov.uk>
Sent: 08 December 2020 11:47
To: Ian Watts - CY EPA <Ian.Watts@kent.gov.uk>; David Hart - CY EPA <david.hart@kent.gov.uk>
Cc: Cllr Clayton, Tony <cllr.clayton@sevenoaks.gov.uk>
Subject: Trinity/ Weald of Kent school site sports proposal

Dear Ian and David

Thank you for your time today to discuss the proposals for the new sports facilities at the secondary schools site on Seal Hollow Road. I welcome the proposal for high quality pitches to underpin the schools' sports strategies and designed to standards to allow local clubs to be able to use them widely, including those top flight clubs such as Sevenoaks Hockey Club and Knole Park Hockey Club.

I was reassured to hear about the design of the lighting scheme for the pitches ensuring minimal light pollution for neighbouring homes and look forward to seeing more detailed design solutions on the management of lighting to ensure the lights are lit only as needed. As we discussed, the tree bank which affords the best protection to neighbours from lighting is currently largely deciduous, and if funding allowed for the insertion of some evergreen screening plants, that would also be very welcome.

I look forward to watching the scheme progress for the benefit of the schools and the town as a whole.

Kind regards

Claire

Cllr Claire Shea

Northern Ward, Sevenoaks

You may have provided Sevenoaks Town Council and associated companies with some personal data relating to you. Under the General Data Protection Regulations, we as the data controller in respect of that personal data are required to provide you with a set of specific information about how we will use, hold and retain this data as well as making you aware of various rights that you have. For more information please view our full Privacy Notice:

https://www.sevenoakstown.gov.uk/_UserFiles/Files/GDPR/Privacy%20Notice.pdf

From: david.hart@kent.gov.uk
To: [CIL Mailbox](#)
Cc: Ian.Watts@kent.gov.uk
Subject: wilderness campus
Date: 12 November 2020 07:26:58

From: Nick Chard - MEM <Nick.Chard@kent.gov.uk>
Sent: 11 November 2020 16:01
To: Ian Watts - CY EPA <Ian.Watts@kent.gov.uk>
Subject: wilderness

Dear Sir,

I'm aware of Kent County Council's CIL bid for sports provision on land acquired from the old Dorton House site.

The three school campus is a great asset for Sevenoaks and the proposed additional sports facilities will enhance this asset.

I hope you are able to concur that this bid is worthy of CIL funding.

Yours

Nick Chard

KCC Member for Sevenoaks West

For details on how I will use your information please click [here](#) for my privacy notice

From: Margaret.Crabtree@kent.gov.uk
To: Ian.Watts@kent.gov.uk; [CIL Mailbox](#)
Subject: Kent County Council Community Infrastructure Levy Bid for a school and community sports project
Date: 27 November 2020 17:36:44

EXTERNAL EMAIL: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr Watts

I am writing to confirm that I am delighted to support the Kent County Council Community Levy Bid for a school and community sports project on the Wildernesse Schools site which will greatly enhance the sporting facilities for the pupils at the schools as well as for the wider community. There will also be a very important health and wellbeing benefit for all concerned.

Margaret Crabtree
Kent County Council Member for Sevenoaks Town
Deputy Cabinet Member for Finance

The information you have provided will be held and used by me to respond to your enquiry as a Kent County Council Elected Member. I may share your information with relevant KCC departments, District/Town Councillors, other public authorities and MPs to provide a response to your query. I rely upon the legal bases of 'processing is necessary for the performance of a task carried out in the public interest' and 'processing is necessary for reasons of substantial public interest' (elected representative responding to requests). Your information will be held no longer than is necessary to respond to your enquiry and address any issues you have raised – after this period, it will be securely destroyed.

From: David.Brazier@kent.gov.uk
To: [CIL Mailbox](#)
Cc: Jan.Watts@kent.gov.uk
Subject: KCC CIL bid for a school and community project
Date: 10 November 2020 16:02:55

Dear Sirs

I have been sent details of Kent County Council's bid for sports provision on new land acquired from the RSBC. Having considered the information and details of the bid, I find myself wholly in favour of the proposed development and the bid for CIL funding.

The three schools on the campus are a great asset to the town of Sevenoaks and have only been wanting the land on which to provide first class sports facilities. That this land has been secured creates a splendid opportunity to construct those facilities, not only for the schools but also the wider community. It is rewarding to see that the ecology of the land is to be preserved so far as is possible, providing a valuable asset for environmental studies.

The completed sports facilities will be a huge step forward for the schools and local people, creating a revenue stream, and will counter the current perception that playing fields are only ever sold off for housing.

I hope you will find the County Council's bid favourable and worthy of CIL funding.

Best wishes

David Brazier
County Member, Sevenoaks Rural North East
Kent County Council

16 November 2020

Email: ann.drury@kent.gov.uk
Ian.Watts@kent.gov.uk

Ian Watts
Area Education Officer for North Kent
Kent County Council
30 Kings Hill Avenue
Kings Hill West Malling
ME19 4AE

Dear Mr Watts

Kent County Council Community Infrastructure Levy Bid for school and community project

As Mayor of Sevenoaks I was very interested to read the information about the bid from Kent County Council for Community Infrastructure Levy funding for a project to create new sporting facilities and enhance existing sports provision on the Sevenoaks Education Campus, Seal Hollow Road.

Sevenoaks Town Council supports additional sports provision for the benefit of the community and has a policy within its Sports Strategy that if sports provision is provided within schools and available for the community provision, the facilities should conform to the Sports Governing Bodies requirements enabling public use.

I hope your bid is successful and look forward to the future sporting facilities available to residents.

Yours sincerely

Councillor Nicholas Busvine OBE
Mayor of Sevenoaks

Town Council Offices
Bradbourne Vale Road
Sevenoaks Kent TN13 3QG

tel: 01732 459 953 fax: 01732 742 577
email: council@sevenoakstown.gov.uk
web: sevenoakstown.gov.uk

Town Clerk

From: [Kathleen Foster](#)
To: [CIL Mailbox](#)
Cc: david.hart@kent.gov.uk
Subject: CIL Bid for New Sports Facilities on the Sevenoaks Campus
Date: 19 November 2020 15:18:20

Dear Madam,

I would like to add my support to the proposed development of sports facilities in Sevenoaks. The project to create new playing fields and other sports facilities on the campus occupied by Trinity School, the Weald of Kent Grammar School satellite provision, and the Tunbridge Wells Grammar School for Boys satellite provision will provide local clubs, such as ours, with the facilities they need. Winter training in particular is very important to us.

Yours faithfully

Kathie Foster
Secretary
Dunton Green FC



December 29, 2020

Dear Cllr

Kent County Council Community Infrastructure Levy Bid for a school and community sports project

On behalf of Sevenoaks Hockey Club, I wish to provide support of Kent County Council's application to the Sevenoaks District Council's Community Infrastructure Levy Spending Board for funding to support the creation of new playing fields and other sports facilities on the campus occupied by Trinity School, the Weald of Kent Grammar School and the Tunbridge Wells Grammar School for Boys satellite provision.

As one of the largest sports clubs in Sevenoaks with in excess of 1,000 members (ca. 700 juniors and 300 senior) run entirely on a voluntary basis, we provide hockey to people of all ages and abilities. We continue to experience increasing demand from across the community. However, as Sevenoaks District Council is very aware, we face an acute shortage of facilities in particular a lack of hockey pitches.

Though the primary beneficiary of the project will be the three secondary schools, the scheme will greatly augment the sports offer to Sevenoaks residents encouraging the participation in sports and physical activity with obvious benefits to health and wellbeing of all.

Sevenoaks Hockey Club has a strategic plan to compete in the England Hockey Premier Division for both Men's and Ladies Hockey. Both teams currently compete in Division One South, the league below the Premier Division. Although the Men's team competed in the Premier Division for two seasons recently, it has become apparent that the facilities currently available to the Club are a restriction and a barrier to long term sustainability at this level.

I and our membership strongly encourage you to support Kent County Council's CIL application.

Yours sincerely,



Amanda Manuel
Chair

cc: cil@sevenoaks.gov.uk

Sevenoaks Hockey Club

www.sevenoakshockey.club

The Vine Pavilion, The Vine, Sevenoaks, Kent, TN13 3UH

Registered Community Amateur Sports Club | Registration No: 06401 | VAT Registration No: 211090424