

Former Fakenham Academy sixth form campus

Section 77 Consultation
Autumn 2021



Background

Norfolk County Council (NCC) owns the former Fakenham Academy sixth form site on Wells Road, Fakenham. The site was previously occupied and operated by Norfolk Academies Trust (2013 to 2019). They relocated the sixth form into new purpose-built premises on the main Fakenham Academy site and returned the former sixth form site to Norfolk County Council.

Some of the site has been redeveloped to provide a new school to serve children with special educational needs and disabilities (SEND). This will be known as the Duke of Lancaster School. The County Council has no current operational use for the remainder of the site and it has been formally declared surplus to the Council's requirements. The Council proposes to dispose of the surplus part of the former sixth form site.

In order to dispose of this land it will be necessary for the County Council to apply for written consent from the Secretary of State for Education, under the provisions of Section 77 of the School Standards and Frameworks Act 1998. Should consent be given, Norfolk County Council proposes to dispose of the land as outlined later on in this document.

Consultation

We are consulting all interested parties on this proposed disposal and are interested to receive your comments.

Please remember that this disposal is specifically about the proposed loss of school sports facilities. The purpose of this consultation is to find out how the proposed loss of school playing field affects you or the organisation that you represent.

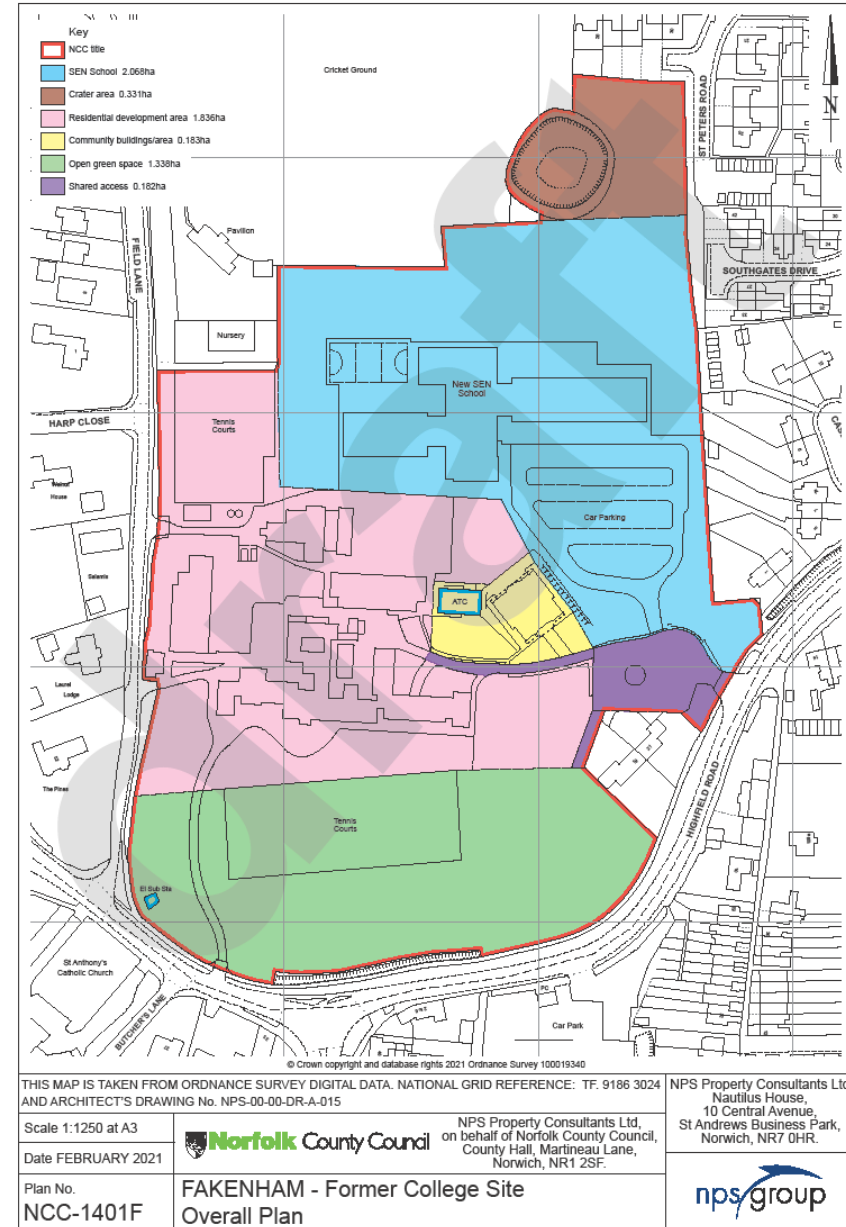
It is not about any potential future development of the land. There will be an opportunity to give your views on any future development at the relevant time through the planning process.

It is important to note that:

- the land has not been used for school sports provision for a number of years
- the former sixth form has been relocated to the main Fakenham Academy site and enjoys sports facilities at that location
- the new Duke of Lancaster School, which occupies most of the former playing fields, has its own dedicated sports provision.

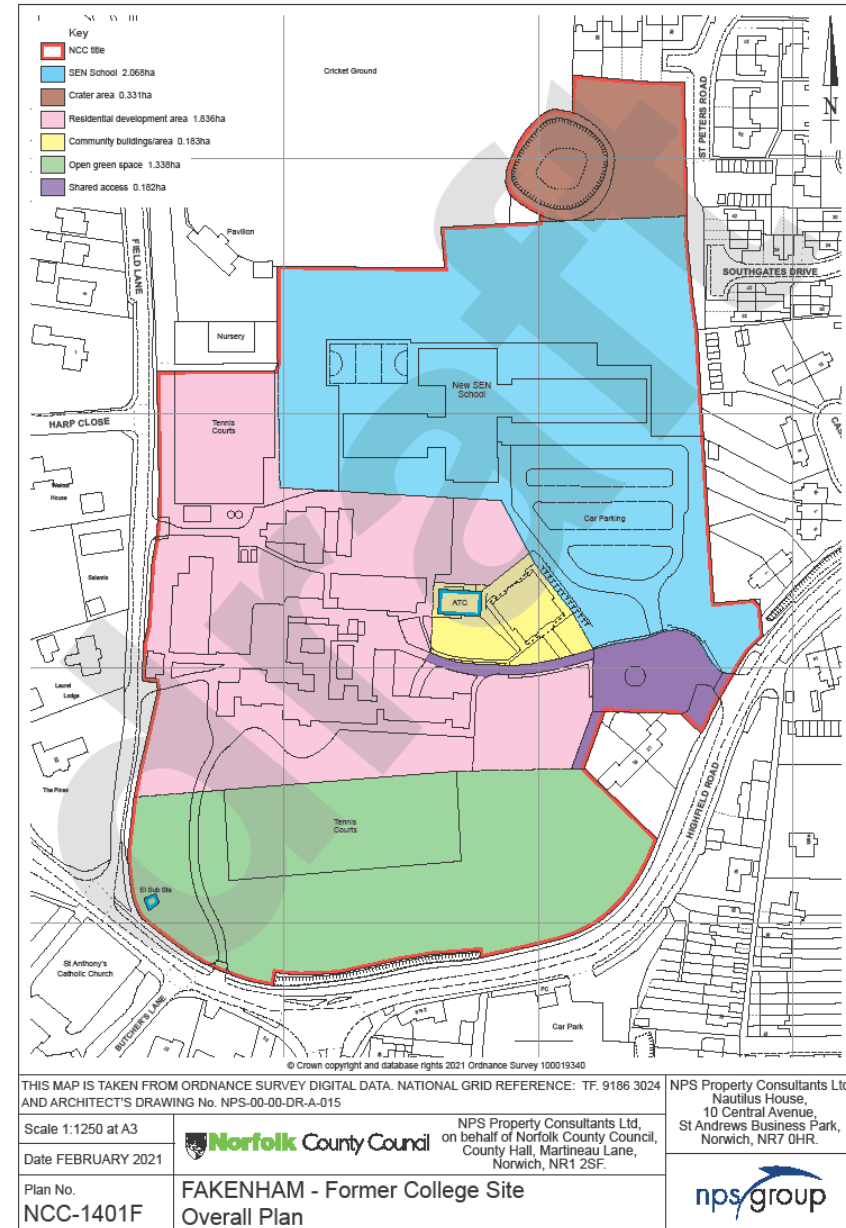
Site composition

- Marl Pit/The Dell – Brown
- New SEND school – Blue
- Potential development site – Pink
- Community buildings – Yellow
- Greensward – Green
- Shared access - Mauve



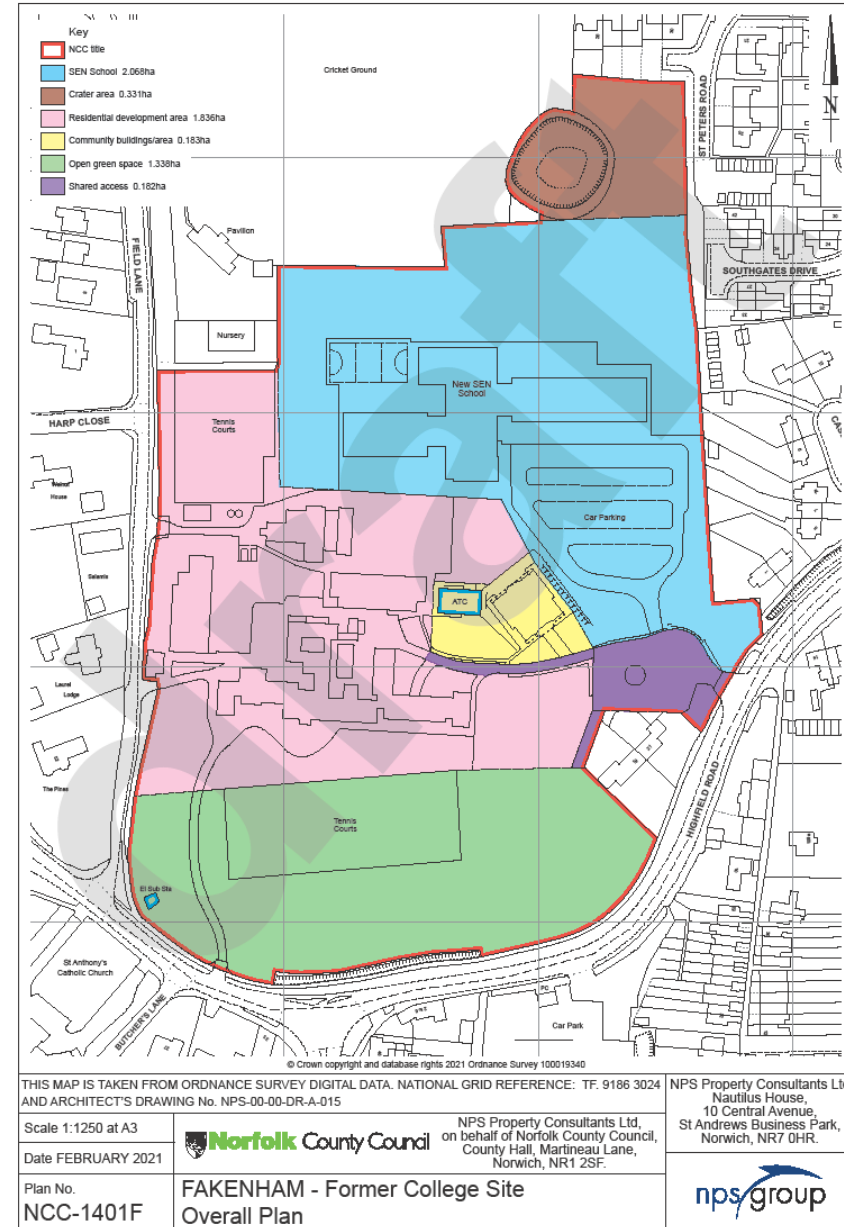
Marl Pit/The Dell (Brown)

- It is proposed to transfer this land to Fakenham Cricket Club so that it can be used for community sports and recreation.
- Conditions will be attached to the land transfer protecting it for community recreational and sporting use.
- The area was apparently not used by Fakenham Academy for educational purposes and has been unused for a number of years.
- The area has no public access due to different land ownerships on the various boundaries.



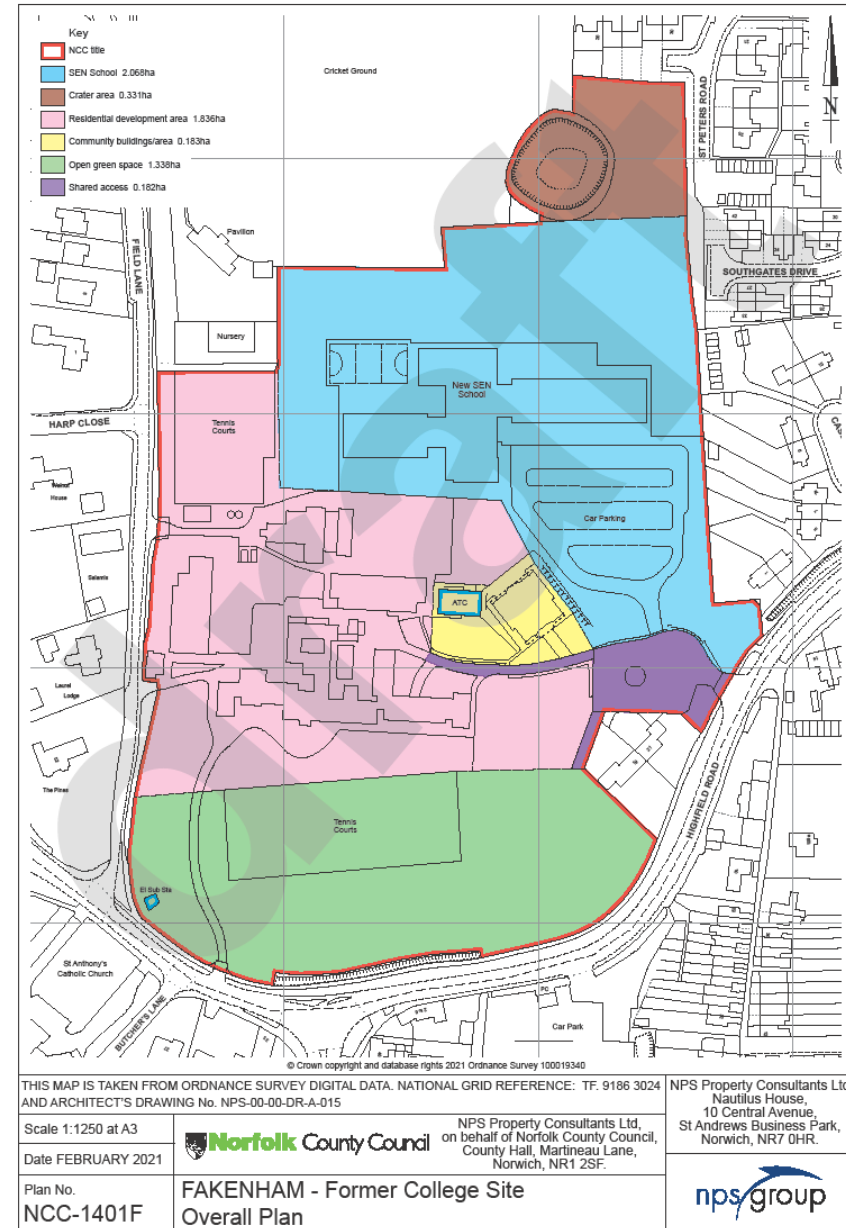
New SEND school (Blue)

- This area of land does not form part of this current consultation as S77 approval has already been received from the Secretary of State for Education following a separate application and consultation in 2020



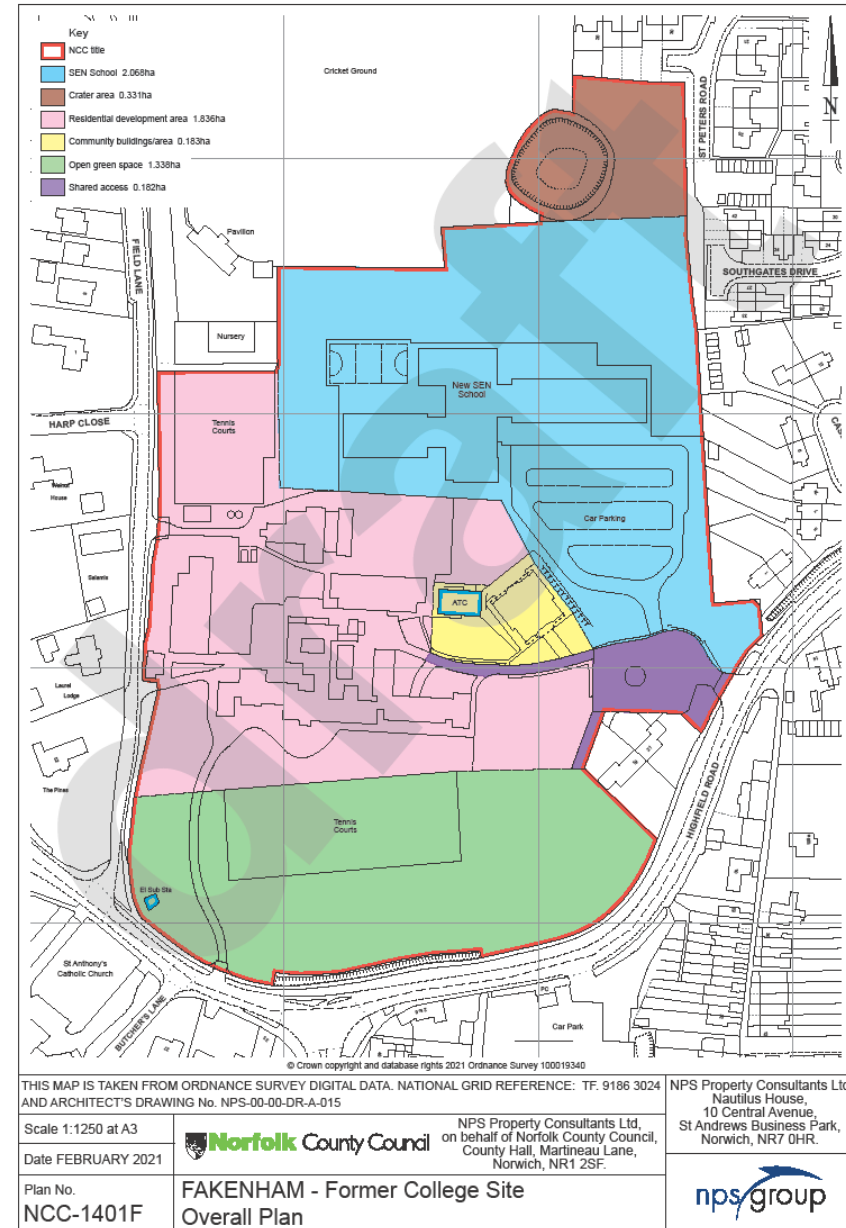
Potential development site (Pink)

- It is proposed to offer this part of the site for sale on the open market, and it is likely to appeal to developers.
- Any development would be subject to planning consent via North Norfolk District Council in the usual way, with a likely requirement for the developer to make community contributions. This may include any or all of affordable housing, open space and community facilities.
- There will be a separate opportunity for the public to comment on any development proposals as part of the planning application process.



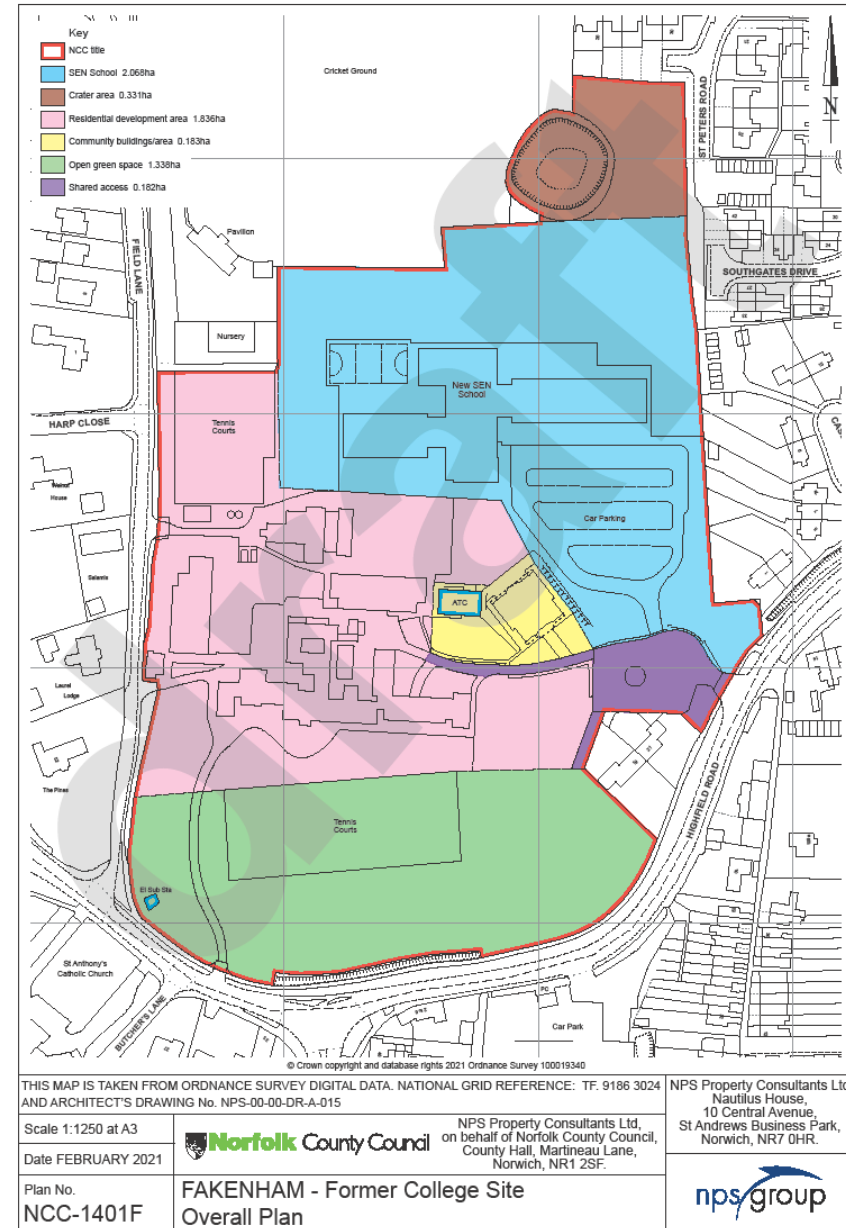
Community buildings (Yellow)

- This area includes the land that is used by the Air Cadets and the Millennium Building (conference centre/lecture theatre)
- It is proposed to transfer this land to Fakenham Town Council, subject to terms being agreed with the Town Council.
- The land used by the Air Cadets would be protected for that use in the short to medium term.
- The Millennium Building would be operated by Fakenham Town Council and potentially available for a variety of community uses.



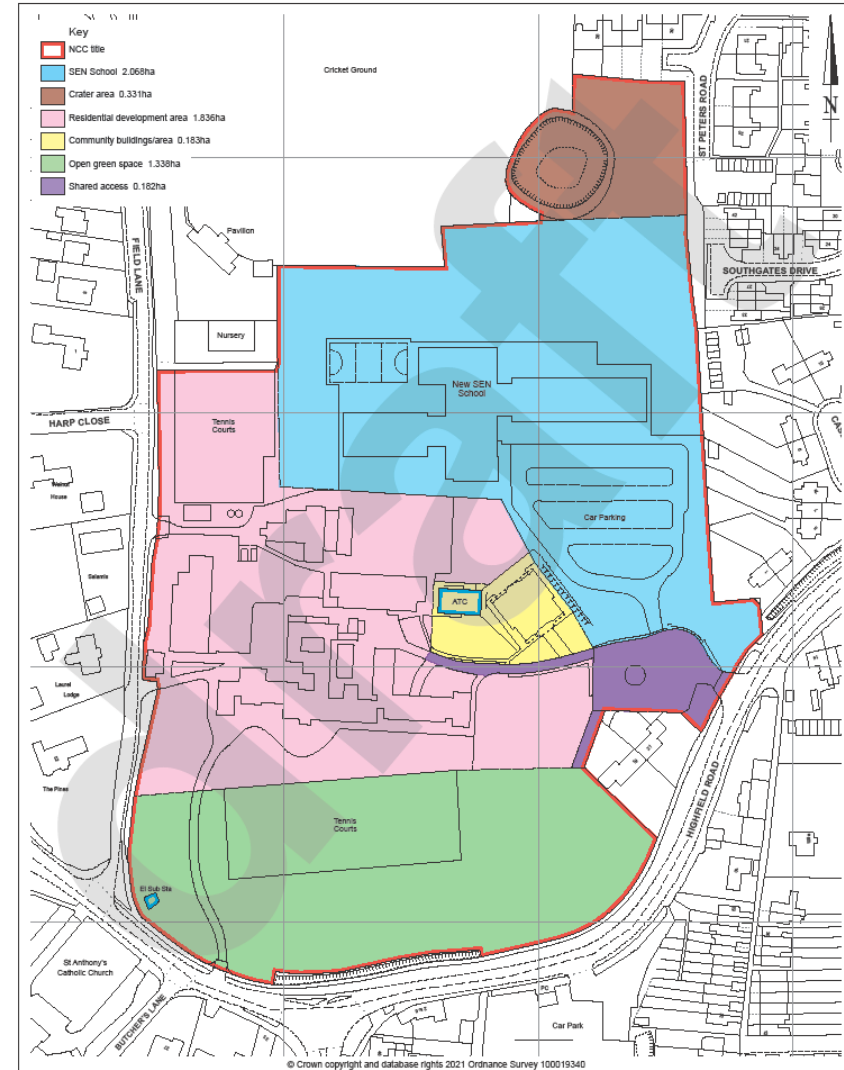
Greensward (Green)

- It is proposed to transfer this land to Fakenham Town Council for community use, subject to terms being agreed with the Town Council.
- Conditions will be attached to the land transfer protecting it for community recreational and amenity use.



Shared access (Mauve)

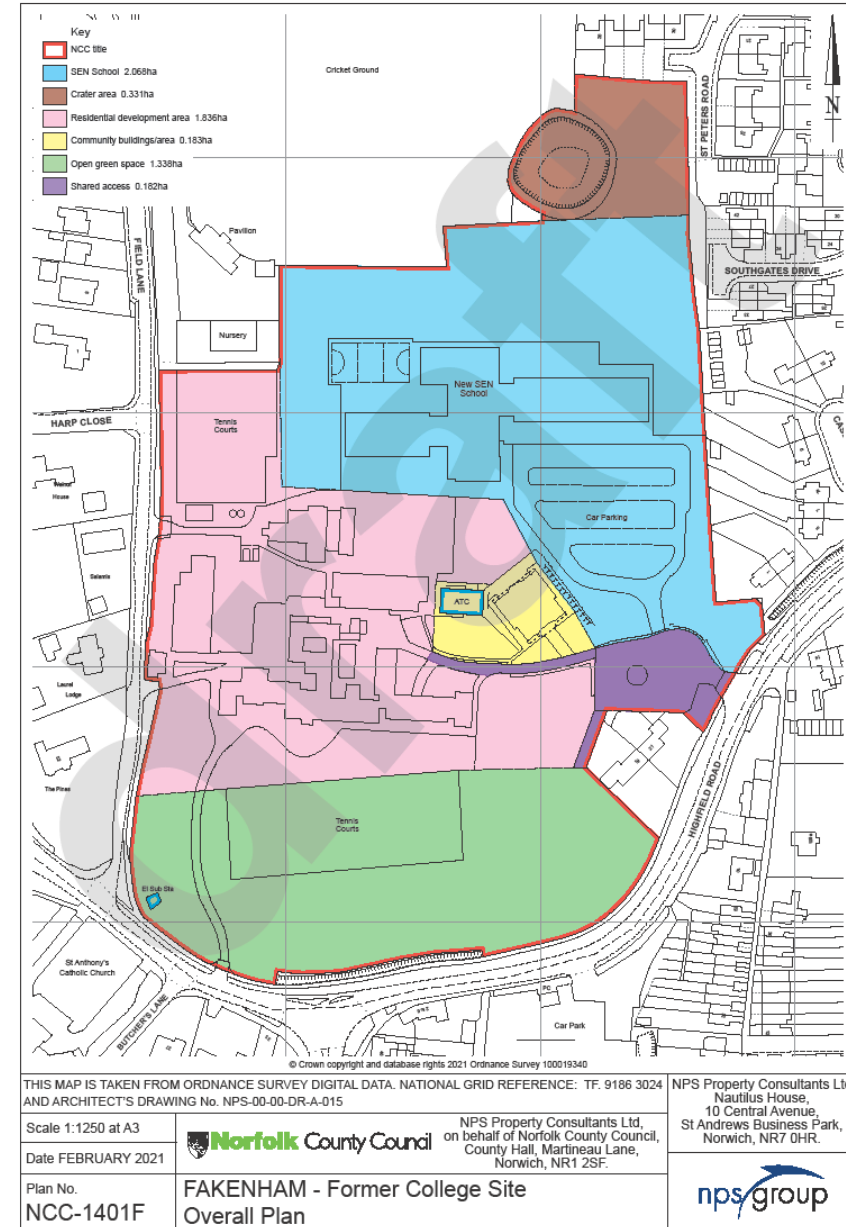
- It is proposed sell this land together with the potential development site (pink), with access reserved across the land for the benefit of all relevant parties.
- It is likely that this area would be improved as part of any redevelopment of the pink land, subject to planning requirements.



THIS MAP IS TAKEN FROM ORDNANCE SURVEY DIGITAL DATA. NATIONAL GRID REFERENCE: TF 9186 3024 AND ARCHITECT'S DRAWING No. NPS-00-00-DR-A-015		NPS Property Consultants Ltd Nautilus House, 10 Central Avenue, St Andrews Business Park, Norwich, NR7 0HR.
Scale 1:1250 at A3	Norfolk County Council	NPS Property Consultants Ltd, on behalf of Norfolk County Council, County Hall, Martineau Lane, Norwich, NR1 2SF.
Date FEBRUARY 2021	Plan No. NCC-1401F	nps group
FAKENHAM - Former College Site Overall Plan		

Alternative options for yellow and green land

- If terms cannot be agreed with Fakenham Town Council for the transfer of the yellow and green areas, they areas will be offered for sale with the main former school site (pink), with an obligation upon the purchaser to honour the existing Air Cadet arrangements.
- Any development of these areas will be controlled by North Norfolk District Council through the planning process, which would likely require the provision of amenity areas and community facilities, as above. This may include the retention of the greensward at the front of the site.



How to respond

We would like to hear your views on our disposal proposals. The closing date is 12 noon on Thursday 18 November 2021.

You can have your say by;

- completing the online questionnaire via this link; <https://norfolk.citizenspace.com/childrens-services/fakenham-section77>
- Sending an email to; schoolreview@norfolk.gov.uk
- Writing to: School Organisation Team, FREEPOST 1H 2076, Children's Services, County Hall, Martineau Lane, Norwich, NR1 2BR. You don't need a stamp.

What happens next

Norfolk County Council will look at all the responses and send a report on the consultation and the views gathered, to the Secretary of State for Education, who will decide if Norfolk County Council can proceed with the disposal of the land.