



Responses to College proposals for the disposal of surplus land



Method	Number of Responses
On-line	98
Postal	1

Consultation Report: July 2021



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1. Executive Summary

King Edward VI Community College (KEVICC) is proposing to dispose of land identified as being surplus to its requirements, to enable it to invest in the remaining College site. This will enable KEVICC to make significant improvements to the standard of buildings and facilities on its remaining site and ensure students attending the College have access to a much improved learning environment.

The consultation on this proposal began on 14th June. Due to the COVID-19 pandemic, the consultation was completed primarily online with virtual meetings held with groups identified as important stakeholders in the process. The intended consultees were:

- School parents, families and students
- The local community
- Devon County Council
- Other interested parties

An on-line survey and supporting documents were published on the College website (<https://www.kingedwardvi.devon.sch.uk/>) and promoted in the local media, via twitter and press releases.

Hard copies of the consultation papers were made available by request from the College and were also delivered to homes in the immediate vicinity of the College. Electronic copies were emailed to various individuals and groups to ensure they were aware of the proposals and consultation, those emailed this information included: local and district Councillors, Sport England, all current users of the College's sports facilities, local planning representatives, and all local primary schools.

The consultation ended on 26th July 2021.



2. Summary of Results

- 77% of respondents confirmed that they were in support of the proposal (Q3)
- 71% of the respondents had some concerns about the proposals (and particularly the impact any disposal of land may have on the local community) although the majority of those that had concerns still supported the proposals
- The majority of responses were from parents (22%) and local residents (48%)
- The main priority for respondents for any capital receipt received from any land disposal was making improvements to the existing accommodation in the College (90%)
- Respondents identified their priorities for any potential capital receipt as:
 - Priority 1: Improvements to existing accommodation (90% positive)
 - Priority 2: Improvements to site security, access and safeguarding (78% positive)
 - Priority 3: Developing a new, modern, dedicated 6th Form block (77% positive)
 - Priority 4: Enhancing the sporting facilities on the Redworth Site (62% positive)
 - Priority 5: Enhancing the external areas of the site (61% positive)



3. Results

1. Are you completing this questionnaire as:

	Number	Percent
A School Staff Member	3	3%
A Parent/Carer of a child of school age	28	28%
A local resident	47	47%
On behalf of a Community Group	13	13%
Other	8	8%

2. If you are completing this questionnaire in an official capacity, please provide details of the group you are representing and in what capacity you are completing the questionnaire below:

Groups named here were:

- Dart Hockey (2 responses)
- Save Dartington (Chair)
- Totnes Canoe Club

3. Do you agree with the school's aspirations and the benefits of consolidating the College operations on to one site?

	Number	Percent
Yes	76	77%
No	23	23%
Total	99	100%

4. If have any comments to make about Q3 please provide them here:

In common with the overwhelmingly positive response to Q3 (77% in favour) the comments reflected the feeling from respondents that they are in favour of the College's aspirations.

The most common theme (Theme 1) was respondents commenting on the College's current built environment and facilities not currently being at a satisfactory level, and requiring significant investment to provide the College, and particularly students, with buildings and facilities that are of an acceptable standard and would continue to be so in future (20 of the 53 respondents).

Where comments were less positive the majority were concerned that the College needs to sell land to realise these improvements or around concerns about what any land disposed of would be used for. Most of the respondents making these comments had still answered Q3 positively. For clarity, these are included under the responses for Q6 as those that had made those comments here had also made similar comments in answers to Q6 (Theme 2).



3. Results (continued)

Category	Example comments made by respondents
<p>THEME 1</p> <p>Investment needed to improve current buildings and facilities</p>	<p>“I am really excited to hear about your plans to improve the buildings and environment. These improvements strike me as very much needed; showing the young people at KEVICCs how they can be proud of what is around them and use modern facilities to help them learn.”</p> <p>“Fully support the schools plan for expansion to provide much needed and improved facilities”</p> <p>“The school needs modernising in order to provide the most up-to-date and inspiring opportunities for the young people of Totnes.”</p> <p>“Overall these plans are a great vision for the future school and make a lot of sense. Repairs to the buildings are desperately needed - much of it is as it was when I went to school with you in the 80’s! So I agree that it’s needed.”</p>

5. Do you have any concerns about the proposed future proposals for KEVICCs?

	Number	Percent
Yes	70	71%
No	29	29%
Total	99	100%

6. If have any comments to make about Q5 please provide them here:

The majority of the respondents had some concern(s) about the proposals (though from their responses to Q3 the majority are still in favour). Almost all of the issues raised here are concerned with the consequences of any land disposal, how this could lead to increased development in the area and the implications of this rather than being concerns about the College’s aspirations.

The main issues identified in these areas by respondents were:

- General concerns about development in the area and the loss of a community* green space (26 respondents) – some of these actually made their comment in answer to Q4 but have been included here for clarity – **THEME 2**
- Concerns about the impact on local traffic and parking issues (13 of the 71 respondents) – **THEME 3**

* it is important to highlight that the land referred to by respondents is actually private land owned by the Dart Valley Learning Trust and is not currently a community space with agreed free access to it for the local community.

In addition to the concerns around the development of the area, two other themes can be identified from answers to this question, these are:

- Concerns around the future viability/sustainability of the existing all-weather pitch (21 respondents) – some of these actually made their comments in answer to Q11 but have been included here for clarity – **THEME 4**
- Specific concerns around the 6th form either in the transition period while a new provision is developed or



3. Results (continued)

in the loss of the unique 'feel' of the existing 6th form when the changes happen (13 respondents) – some of these actually commented on this in their answer to Q16 but are included here for clarity – **THEME 5**

Category	Example comments made by respondents
<p>THEME 2</p> <p>Concern around the eventual use of disposed land</p>	<p>"My concerns are about the enormous loss of green space to this environment. The predictable development of profitable housing and the stress on the infrastructure of this area, which is already suffering from overpopulation, and a strain on the existing facilities"</p> <p>"The land in question should go to the community not to 'developers'. Redworth house particularly and the Elmhirst building are amazing resources that should be used within the community."</p> <p>"Although I am all for the college developing, at what cost to the community. Loss of the green areas for housing is appalling, especially as the town grows with housing then whereto the children go to school. Doesn't seem very good long term goal to me..."</p>

Category	Example comments made by respondents
<p>THEME 3</p> <p>Concern about any development's impact on local traffic and parking</p>	<p>"Parents create enough hassle parking for 45 minutes in an ACCESS only road at the bottom of Barracks Hill. How does access onto Longcause help?"</p> <p>"Firstly, the current school car park located in F1 on the map is widely used by the all weather pitch users and the public. Removal of this facility would have a huge detrimental effect on Swallowfields, Riverside, Dartside and Weirside, which all have existing problems with excess demand for parking and excess traffic. These proposals do not make sufficient mention of what would happen to these displaced vehicles. It is essential, given the public and policing concerns for parking in this area, that any proposed plans regarding parking actively reduce the traffic in the surrounding residential streets. It would be completely unacceptable to worsen this situation."</p> <p>"Small concern re increased traffic in the neighbourhood."</p>

Category	Example comments made by respondents
<p>THEME 4</p> <p>Concern about the future viability of the existing all-weather pitch</p>	<p>"The school are suggesting a 'community based management' team to take over the running of the current astro turf pitch. The risk of having to manage and maintain an expensive playing pitch is significant and not one that any small club would be likely to take on themselves..."</p> <p>"We are concerned that were the school to put in a football type astro turf surface on the main site, then the revenue stream from the Dartington and Totnes Football Club would be taken away. "</p> <p>"My main concern is who will take responsibility for the current astro pitch based on the bottom site of the school. The cost of maintaining the pitch is extremely high and would be difficult for Dart Hockey Club to raise. The hockey club provides a lot of joy to many of the local community which should be considered when looking at plans for the bottom site."</p>



3. Results (continued)

Category	Example comments made by respondents
THEME 5 Specific concerns about the future 6th form provision	<p>“What would happen to 6th form students and their study area in the interim between the sale of redwirth (sic) House and the building of the new 6th form area?”</p> <p>“I love the existing sixth form in its position as slightly separate from the main site, with beautiful house and gardens.”</p>

7. Do you agree with the proposal to split Area F and only dispose of part of this area (identified as F1 in the Plan 3 in the Consultation Document)?

	Number	Percent
Yes	52	62%
No	32	38%
Total	84	100%

8. If have any comments to make about Q7 please provide them here:

The majority of the respondents were in favour of this proposal (62%/38%). Those that commented were generally those who had a concern about it, with the main issue identified being:

- The importance of continued access across F1 to the river/riverside path (7 of the 41 respondents) – **THEME 6**

Category	Example comments made by respondents
THEME 6 The importance of continued access to the river/riverside path	<p>“There are many local users of the Elmhirst site for casual recreation and access to the river.”</p> <p>“I have concerns about disposing of any part of Area F. I think this area could be used as a much needed shared recreation facility for the school and the town. It is also a useful access point to the river for canoeists and paddleboarders - a use which is increasing and putting pressure on the adjacent residential roads wher I live.”</p> <p>“The site should be kept as one block. The access to the river and community space will be broken up otherwise.”</p>



3. Results (continued)

9. Would you or a Community Group you know be interested in further discussions regarding the retained (identified as Area F2 and G in Plan 3)?

	Number	Percent
Yes	43	46%
No	51	54%
Total	94	100%

10. If have any comments to make about Q9 please provide them here:

Community groups who identified themselves as being interested in being involved in discussing the future of the area proposed to be retained for community use were:

- Dart Hockey Club
- Totnes Canoe Club
- Totnes Town Council

11. Do you agree that enhancement of sporting facilities on the Redworth Site should be a priority for any capital receipt received by the College?

	Number	Percent
Yes	55	62%
No	34	38%
Total	89	100%

This was identified as the 4th highest priority for respondents for any capital receipt received of the 5 options given (though the difference between this and the lowest priority option was only 1%).

12. If have any comments to make about Q11 please provide them here:

The main issue* identified by respondents was:

- The importance of ensuring that any sporting facilities developed are available to the local community (4 of 39 respondents) – **THEME 7**



3. Results (continued)

* in addition to this respondents also raised concerns about the continued viability of the existing all weather pitch which have been included in Theme 4.

Category	Example comments made by respondents
THEME 7 The importance of ensuring any sporting facilities developed are available to the local community	<p>"I agree that sports facilities should be shared with the community."</p> <p>"These sporting facilities should be made accessible to the wider community as the community risk losing the community assets on the Elmhirst site I believe that the green open spaces and sporting facilities should be a priority for both school and the town."</p>

13. Do you agree that improvements to existing accommodation should be a priority for any capital receipt received by the College?

	Number	Percent
Yes	80	90%
No	9	10%
Total	89	100%

This was identified by respondents as the highest priority of the 5 options given for any capital receipt.

14. If have any comments to make about Q13 please provide them here:

The main theme identified by respondents was that:

- Investment in the educational buildings and facilities of the College should be the top priority for any capital receipt (14 respondents) – some of these actually commented on this in their answer to Q11 but they are included here for clarity – **THEME 8**

* in addition to this respondents also raised concerns about the continued viability of the existing all weather pitch which have been included in Theme 4.

Category	Example comments made by respondents
THEME 8 Investment in the educational buildings and facilities of the College should be the top priority for any capital receipt	<p>"Inspiring spaces for learning are essential for young people's education. If KEVICC wants to become the school of choice for the Totnes, it needs a site that is fit for purpose."</p> <p>"The plans for improvements to existing buildings sound great. I've never minded that the buildings look a bit tatty because I know that what goes on inside them is brilliant and I'd rather you put your energy into that than shiny new buildings. But if you have the opportunity to have both - excellent teaching and pastoral care plus shiny new buildings and updated old ones then that's fantastic for everyone. It's a win win."</p> <p>"The buildings are shabby, the portacabins must go, smartening it all up is essential."</p>



3. Results (continued)

15. Do you agree that a new modern dedicated Sixth Form Block should be a priority for any capital receipt received by the College?

	Number	Percent
Yes	66	77%
No	20	23%
Total	86	100%

This was identified by respondents as the 3rd highest priority for any capital receipt received from the 5 options given (though the difference between this and the 2nd highest priority was only 1%).

16. If have any comments to make about Q15 please provide them here:

The main theme in comments to this question are covered under Theme 5.

17. Do you agree that improvements to site security, access & safeguarding should be a priority for any capital receipt received by the College?

	Number	Percent
Yes	66	77%
No	20	23%
Total	86	100%

This was identified by respondents as the 2nd highest priority for respondents for any capital receipt received from the 5 options given (though the difference between this and the 3rd highest priority was only 1%).

18. If have any comments to make about Q15 please provide them here:

There were not any strong themes identified from this question with the most prevalent answer being that it was important that the College maintains some access from the other side from the main college entrance (from Barracks Hill) but this point was only raised by 3 respondents so has not been included as a 'Theme'.



3. Results (continued)

19. Do you agree that enhancements to the external areas of the site should be a priority for any capital receipt received by the College?

	Number	Percent
Yes	62	61%
No	25	29%
Total	87	100%

This was identified by respondents as the lowest priority for respondents for any capital receipt received from the 5 options given (though the difference between this and the 2nd lowest priority is only 1%).

20. If have any comments to make about Q15 please provide them here:

There were not any strong themes identified from this question with the most prevalent answer being that other priorities were more important than this.

21. Are there any other priorities you would like to suggest for consideration?

The main theme that came from responses to this question was that while respondents are generally in favour of the College's aspirations, some respondents would prefer the improvements to be funded by an alternative source rather than by the disposal of the surplus land. However, no specific sources of funding were identified by respondents for this with the exception of an outline plan for some areas of the land (the Elmhirst site) submitted by Totnes Town Council. The College will engage with the Town Council to investigate the viability of this option.



4. Mitigating Actions

Concern Raised	School response/Mitigating Action
<p style="text-align: center;">THEME 2</p> <p>Concern around the eventual use of disposed land</p>	<p>Any development that is proposed as part of, or at any point after, the disposal of land will need to go through the normal, statutory planning process, which will cover the concerns raised here.</p> <p>The College will also continue to work with Totnes Town Council and other community groups to ensure that if there is a proposal that would remove many of the concerns raised, without reducing the scale and scope of works the College can undertake, this would be investigated and considered.</p>
<p style="text-align: center;">THEME 3</p> <p>Concern about any development's impact on local traffic and parking</p>	<p>Any development that is proposed as part of, or at any point after, the disposal of land will need to go through the normal, statutory planning process which will cover the concerns raised here.</p>
<p style="text-align: center;">THEME 4</p> <p>Concern about the future viability of the existing all-weather pitch</p>	<p>The College will continue to work with all the sports clubs and other community groups who have expressed an interest in our plans for a 'community sport' area on the site (including the existing hockey pitch) to ensure these concerns are addressed and that any future plans support the sustainability of this area and the clubs who use it.</p> <p>We will meet with these clubs/groups in the Autumn Term to discuss the proposals, any concerns raised, how to address these, and what next steps to take to address any concerns identified.</p>
<p style="text-align: center;">THEME 5</p> <p>Specific concerns about the future 6th form provision</p>	<p>The College is aware of the need to retain a separate 'feel' for the 6th form and understand this is a selling point for students attending here. The need for this will be incorporated into any future developments and we will consult with students throughout the process.</p> <p>We are also aware of some concerns around the transition period potentially from the existing 6th form buildings (Redworth House) to any new provision. The College will work with developers to ensure that learning is not compromised during this time.</p>



4. Mitigating Actions

Concern Raised	School response/Mitigating Action
<p>THEME 6</p> <p>The importance of continued access to the river/riverside path</p>	<p>Any development that is proposed as part of, or at any point after, the disposal of land will need to go through the normal, statutory planning process which will cover the concerns raised here.</p> <p>As the College has proposed a 'community sport' area on the land closest to the river we will need to ensure that there is access to this which, in turn, should ensure access to the river/riverside path.</p>
<p>THEME 7</p> <p>The importance of ensuring any sporting facilities developed are available to the local community</p>	<p>The College can confirm its intention for any sport facilities developed on the College site to be available for use by the local community.</p>
<p>THEME 8</p> <p>Investment in the educational buildings and facilities of the College should be the top priority for any capital receipt</p>	<p>The College can confirm that investment in, and the improvement of, educational buildings on the College site will be the highest priority for any capital raised as part of the process of disposing of the land identified.</p>



5. Conclusion

There is strong support in the local community for the proposed improvements to the College site and there is a clear understanding that the existing College buildings and facilities are not at the standard expected of a secondary school in 2021.

Where concerns about our proposals do exist, the majority of them relate to the possible impact of any development on the town in general and on those who live locally. These will need to be considered as part of the planning process of any future developments on these sites.

As a College, we are confident that concerns identified by respondents can be addressed to ensure that any land disposal is able to deliver what the College requires in terms of new/improved buildings and facilities while still supporting the more general aims of the local community.

Our proposals represent a unique opportunity to develop the school buildings and provide a more suitable learning environment for students and also offer the local community access to facilities that will benefit them, the town and the wider community.

For further information please contact administration@kingedwardvi.devon.sch.uk

The information used to collate this report has been collected and processed in accordance with the Data Protection Act, 2018 and the General Data Protection Regulations (GDPR).

