



Children and Young People's Services

Site Criteria (Small Schools)

Introduction

This document sets out key criteria for the selection of new sites for small schools (primary schools with less than 150 pupils). The criteria are not presented in priority order.

Criteria

Essentials

The site should:

- Be of an appropriate size and shape (see below);
- Have safe access by road and on foot (and have a safe stopping point on the site or nearby on a safe walking route for coaches for trips and visits);
- Not be steeply sloping where the buildings would sit;
- Not include springs or other issues where the buildings would sit;
- Be well drained and not on a flood plain.

Desirables

The site should:

- Include potential for a variety of habitat areas, but currently be free of streams or ponds;
- Have access to utilities, (telephones, electricity, mains water and drainage, and gas if possible) but not be crossed by fixed utilities (high pressure gas pipes, high voltage power lines, high capacity water or sewerage pipes);
- Allow pupils to access local facilities/attractions and services where these exist nearby;
- Allow pupils in schools with a religious character access on foot to a church.

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- Not take traffic up narrow lanes or roads which have not had school traffic using them before;
- Allow the community access to the school's facilities out of school hours.

Size and Shape

The required site areas for schools are:

	3 class	4 class	5 class
Minimum	5,500m ²	6,500m ²	7,600m ²
Optimum	6,500m ²	7,300m ²	8,500m ²
Maximum	7,000m ²	7,700m ²	9,000m ²

(1 Acre = 4047m²)

The minimum level areas for the building and hard playground are set out in the table with the footprint of the buildings below:

	3 class	4 class	5 class
Minimum level area	1,250m ²	1,450m ²	1,650m ²
Of which footprint	520m ²	670m ²	800m ²

The footprint is the size of the buildings. The space occupied on the site is likely to be slightly larger to allow for light wells, returns, etc. 750m² of the hard play area should form a single, flat surface which can be used for netball and other court activities such as short tennis.

The playing field area is required to have a single flat or smoothly sloping (no steps or terraces) area for a pitch. A mini-soccer pitch is 46m x 28m, so there needs to be an unobstructed area of at least this size (1290m²). This pitch will also be used for rounders and other activities. The playing field area should be large enough for a four lane 60m sprint track (an unobstructed straight line of 70m by 6m). This can be laid on top of the pitch, as athletics and soccer can be different times of year in the curriculum.

Note that the site areas above all allow good sized areas for access roads and parking, but it is assumed that access comes directly off a public road. Sites which would require substantial driveways will require the land for the driveway to be added to the figures above.

More information on site requirements and school design can be found in Building Bulletin 99, a recent Department for Children Schools and Families publication which

Appendix 4: Option Appraisal for alternative sites

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sets out design guidance for schools (although it does tend to concentrate on larger, urban schools). This can be found at:

<http://www.teachernet.gov.uk/docbank/index.cfm?id=8117>

Please contact Norrie Porter (norrie.porter@shropshire.gov.uk) on 01743 254316 for more information.

Children and Young People's Services

Premises and Planning

Options Appraisal – Site Issues for an Amalgamated Ashford Carbonell and Caynham Primary School

Introduction

This discussion paper is intended to set out some issues about school sites as part of a formative debate on draft proposals to amalgamate Ashford Carbonell and Caynham Primary Schools. Nothing in this paper should be taken as suggesting that the decision to amalgamate the two schools has already been taken, and nothing in this paper fetters the discretion of elected Members to decide the outcome of the consultation. It should also be noted that no formal approach has been made to the owners of any of the sites mentioned, and that no formal advice has been received on planning matters.

Criteria for Potential Sites

Appendix 1 sets out possible criteria for potential sites for the new school. The Appraisal below uses these criteria and other issues, such as potential issues with Planning Approvals, to evaluate each of the sites identified to date. Comments on the appraisal, or any other aspect of this paper, are welcomed.

Identified Site Options

The identified sites are: the current sites of each school, land next to the Church in each village, land next to the Village Hall at Caynham, land north of the Hatchery at Ashford Carbonell, and land south of Square Copse at Ashford Carbonell.

Appraisal By Site

Caynham School site

The current site of Caynham School is undersized and the playing fields are not shaped to allow a mini-soccer pitch. There is no prospect of acquiring additional land. On the other hand, the site is relatively near the Church and any additional facilities could be readily shared with the existing Village Hall. Although there is currently no footway between the school and the Church, the Parish Council has been negotiating to create one, and in any case the school make the journey safely at present.

The site is in the middle of the village and provides a lively focus. However, there is some problem with congestion and access to the site following development would continue to be a problem.

Ashford Carbonell School Site

The current site is severely constrained and has no formal playing fields. There is a prospect, however, of acquiring sufficient additional land which is relatively level adjacent to the current site. Ashford Carbonell village has only one access road. Traffic to the current school can cause significant congestion, but there is the option of building a traffic management scheme into the development of a new school (as at Bicton). The site has access via a Cul-de-Sac road to the village Church. The site has appropriate services.

Land to the North of Ashford Carbonell Village Church

The field north of St Mary's Church, Ashford Carbonell (known locally as the Maypole Field) has been suggested as a possible site. This site is large and level enough, but access would be difficult and involve bringing additional vehicle through residential areas some of which have no verges or pavements. Although no statutory enquires have yet been undertaken, it is likely that the site has no easy access to services.

Land to the East of Caynham Village Church

The field to the east of St Mary's Church, Caynham, has also been suggested as a location for a new school. This school has issues with levels, and it would be difficult to form a safe access to the site from the road as it is on a relatively high speed section of road. The site is between Caynham and Clee Hill rather than between Caynham and Ashford Carbonell. This would mean that traffic from the former catchment of Ashford Carbonell, including the village itself, and out of area pupils from Ludlow would have to pass through the centre of the village to reach the site. The site has no services.

Land at the Village Hall, Ashford Carbonell

It has been suggested that the school could share the site of the Village Hall at Ashford Carbonell, including some land south west of the existing playing field. This site is deeper into the village than the existing school site, but there is the possibility of some sharing or re-provision of facilities with the Village Hall. However, the existing playing field is the only substantial public open space in the Village, and a school development might take part or all of this out of public access during the school day. Neither the access to the village or the issue of existing public playing field is insurmountable.

Land North of the Hatchery, Caynham

The land immediately north of the Hatchery at Caynham has been proposed as a site. The site lies just outside the village of Caynham and on the road to both Ashford Carbonell and Ludlow. However, the land is on the inside of a bend and at the top of a hill. This means that any development would be very prominent, and could change the aspect of the village, and also that safe access to the site would be difficult.

The land rises to a crown just south of the road, and there would be some difficulty in creating a flat area large enough for the footprint of the school. The site is crossed by a number of power lines, including what appears to be the main power supply for the Hatchery. There is a Severn Trent water treatment facility nearby.

Land South of Square Copse, Caynham

This land is on the other side of the road from the land north of the Hatchery and so also lies just outside the village of Caynham and on the road to both Ashford Carbonell and Ludlow.

The land is relatively level, is screened to some extent by landscape and partly by mature planting. It has access off the outside of the bend which is much easier to accomplish safely. It is unlikely the site is serviced. There is good access to a public right of way which leads to the Church. The main power supply also crosses this site, but the overall arrangement is much simpler.

Conclusion

There are xx children resident in the village of Ashford Carbonell and xx in Caynham.

The evaluation above suggests that the most appropriate site for the new school is the current Ashford Carbonell school site, supplemented by additional land from the field nearby. The site has good vehicle access from across the catchment area, and beyond. Current congestion problems can be addressed. The field has sufficient space, appropriate services, appropriate topography and means that the historic buildings could be used for community purposes. This site is supported by Ashford Carbonell Parish Council.

The next most appropriate site is the site south of Square Copse in Caynham. This site is slightly better located but is slightly more difficult to develop.

It is recommended that both these sites are pursued in the medium term.