

## Topic 2 – Primary School location

BE2 policy extract

### 4. Other

- a) Provision of a 1 form entry primary school.

Justification Text extract

The Infrastructure Delivery Plan has identified that developments in Bourne End result in the need for an additional single form of entry primary school. Due to its size it is more suitable that this is provided on the Hollands Farm site. Contributions from other developments will need to contribute towards the delivery of the school on a proportionate basis.

Development Brief objectives extract

OBJECTIVE 7: To provide necessary community facilities to support the site

Action Points:

- 7.1: To provide a one from entry primary school in an appropriate location
- 7.2: To consider whether the school building and school playing field should have a dual school/community use
- 7.3: To consider whether any other community facilities would be justified and deliverable within the site given the scale and location of the development

# Issues and Responses Log 27.02.2020

## Community Facilities

### Provision of a 1 form entry primary school

No.	Issue	Who identified issue	Parish Council View	Council Response + Development Brief Implications (WDC/BCC)
	<p>What is the land take for a 1 form entry primary school?</p> <p>Where should the school be located? taking to account the character of the site required and access issue to the school.</p> <p>Could the school playing fields have dual use?</p> <p>Should the school be an extension to the existing school in Bourne End?</p> <p>Could the existing school be closed to allow for a new 2 form entry school?</p>	PC/All	<p>Access should be from Millboard Road, prevent traffic building up on main roads. Current location would form a pinch point and increase safety risks.</p> <p>It would seem sensible to have the school and the shop close to the access from Millboard Road into the field where bus stops and parking lay-bys could be built into the design and thereby create a better hub for the site.</p>	<p>Confirmed land take to be 1.1 hectares.</p> <p>Three options for the school have been identified. See the options table below for further detail.</p> <p><u>BCC proposed development brief wording:</u></p> <p>The location of the school should be considered as part of the masterplan to ensure that school pick up/drop off does not impact on the operation of the Link Road. This school should preferably be located off a secondary road rather than a primary road.</p> <p>Other information: Split sites aren't ideal therefore a new 1FE school would be preferable rather than an extension to an existing school on Hollands Farm.</p> <p>Whilst closing St Pauls and opening a new 2 form entry school would be our preferred position - unfortunately the cost of rebuilding is never offset by the capital receipt from sale of the original site and therefore this option is not deliverable.</p>

## School location

### Option 1 – Jacksons Field / adjoining orchard site

Advantages	Disadvantages
<ul style="list-style-type: none"> <li>• Close to Cores End Road (A route)</li> <li>• The orchard could form part of the open space provision and be used by the school – ‘forest school’</li> <li>• Closer to Wooburn Green and existing primary school.</li> </ul>	<ul style="list-style-type: none"> <li>• Slightly sloping ground</li> <li>• Greater impact on existing residential properties / surrounded by residential properties on 3 sides</li> <li>• Close to A4094, could have greater congestion impact</li> <li>• Furthest from the centre of Bourne End</li> <li>• The size of the development block would mean only limited space for new residential development when including a school.</li> </ul>

### Option 2 – East of Millboard Road

Advantages	Disadvantages
<ul style="list-style-type: none"> <li>• Within centre of site therefore good accessibility for all of new development.</li> <li>• Central location with the site has secondary benefits if bus stop is located here – majority of site would be within the recommended 400m walking distance to the bus stop.</li> <li>• Close access to Millboard Road and Princes Road in and out of the site.</li> <li>• School building could act as a buffer between the employment area and residential properties.</li> <li>• Minimal impact on existing properties</li> <li>• Relatively flat</li> </ul>	<ul style="list-style-type: none"> <li>• Could result in more parking along Millboard Road</li> <li>• Likely to require diversion of the PRow.</li> <li>• If a foot route through the employment area can’t be delivered, then this reduces the accessibility of the site for walking and cycling.</li> </ul>

### Option 3 - East of Wessex Road

Advantages	Disadvantages
<ul style="list-style-type: none"><li>• Relatively flat</li><li>• A self-contained part of the site.</li><li>• Could act as a buffer between residential properties and existing employment area</li><li>• This field is the lowest part of the site and therefore also a good location for SuDS.</li><li>• No impact on existing residential properties</li><li>• Moves traffic away from Cores End Road.</li></ul>	<ul style="list-style-type: none"><li>• If a foot route through the employment area can't be delivered, then this reduces the accessibility of the site for walking and cycling.</li><li>• Could result in greater congestion at the south of the site, on the link road and Ferry Lane.</li></ul>

#### Questions:

- 1) Do you agree with the objectives?
- 2) Any there any other pro's and con's to the school location options?
- 3) Are there any other school location options?
- 4) Are there any other issues to consider?

Standard 1 form entry school layout (excludes playing fields)

