

Futures Committee Report on potential school site developments

1. As Governors will be aware, over the last few years the Futures Committee (as a working party of the Governors) has been considering the important strategic issues facing the future direction of the school.
2. This has encompassed not only the change in Headship arrangements (now implemented) and the decision for the school to join the Fields Multi Academy Trust (implementation in progress), but also the physical and spatial needs of the school going forward.
3. It is this latter issue that this report addresses.

The Current Position

4. Clive Primary School was built about 1873. It is located on Grinshill Hill and there is no vehicular access to the school for parents and children. Children have to access the school by walking either up the "Glat", an unmade track at the side of the Church or by walking up "Whitley's" drive which starts opposite the car park for the GP's surgery. Both of these access routes are about 300 metres.
5. The school site is small and bounded by high stone walls. There have been some additions to the building over the last 100 years, but the size of the site means that any further expansion is not possible. Moreover, the amount of playground and other recreational space is severely limited.
6. The physical problems facing the school are all related to the limited site. The school does not have a school hall for multi-purpose activities, it has very limited toilet provision for both pupils and staff, a very small staff room and very limited kitchen facilities for serving school lunches which are delivered to the school and have to be eaten at pupils desks in the classrooms.
7. As a result there is significant educational time lost in walking children to and from the Village Hall (and Renshaws Field) for P.E. and for larger school activities, and in rearranging the school for school lunches, which have to be eaten in the classrooms.
8. Despite the shortcomings of the building Ofsted has consistently graded school performance as "GOOD" and the school is very popular with parents. A Pre-School Nursery, Breakfast Club and Afterschool clubs have been

established to provide wrap around care, but these too are limited by the physical structure of the building and lack of outside space on the school site.

9. The number of pupils in the school has grown significantly since the introduction of the Pre-School Nursery. The school currently has 78 primary pupils and 13 pre school nursery pupils, making a total of 91 children and 15 staff, 106 in total using the premises. The maximum number of pupils in the school is set at 12 per year group making a total of 84 primary pupils and 12 pre-school (a total of 96). Currently there are only 5 vacancies over the 8 year groups.

Proposed Development

10. Because of the limitations of the school site, the only way to improve the quality of the educational environment for the children of Clive and the surrounding area is to build and create those facilities that are currently lacking at the school and the facilities needed to be able to accommodate additional pupils. The only practical and realistic option is the acquisition of additional land adjacent to the existing school premises.

11. There is a site, which is currently derelict immediately adjacent to the school. This site is owned by the Sansaw Estate. The site contains a derelict cottage and a large garden area that could be re-developed with a new extension to the school and improved outside areas for the pupils.

12. The expansion onto this site would facilitate the creation of addition facilities for the pupils. These would comprise:-

- **A multi purpose onsite school hall of approx. 70 square metres**

This would be used for PE sessions (which would enhance the current curriculum),

All school assemblies,

School meals (which are currently served in the classrooms)

The extension of Wrap Around Care such as after school clubs,

Dedicated space for Worship (which currently takes place in a classroom)

As well as providing additional space, this provision would ensure that the impact of the above activities was minimal on the rest of the school e.g. the moving of furniture and cleaning during the school day in spaces that are used by children for learning.

- **a purpose built EYFS classroom and outside area (Classroom approx. 9m x 11m - 99 sq. metres)**

This would allow the development of a purpose designed classroom and enhanced outdoor space for Early Years' children as well as a

dedicated onsite forest school area which is an integral part of the education offered at Clive School. This would allow free flow between specially designed indoor and outside spaces which is a compulsory part of the EYFS curriculum.

In addition the new building would also need to provide:-

- A kitchen off the Hall for serving school meals (15 sq. metres)
- Storeroom off the Hall (16 sq. metres)
- Toilets (Staff/disabled - 1 toilet, Boys - 2 toilets, 2 urinals, Girls - 3 toilets, 1 gender-neutral toilet)
- Entrance Lobby/Cloakroom with storage for coats, shoes etc.,

In total this would result in an extension of the School in a potential new building of about 250 sq. metres.

13. The expansion of the school onto the secure adjacent site would allow the school to grow to provide the additional facilities needed to enhance the quality of education for all pupils into the future as well as accommodating additional pupils.

How could this be achieved and funded?

14. The key to this whole process is initially, the acquisition of the adjacent "Roland's Cottage" site. This site (1, The Hill) is owned by the Sansaw Estate.

15. The Sansaw Estate have been in discussion with the school about the current and future needs of the school and, what is needed if the school is to continue to provide the highest possible standard of education for pupils now and in the future. The Estate have indicated that they are sympathetic to the future needs of the School and are prepared to assist.

16. Clive is currently part of a Shropshire Council Local Plan review. Shropshire Council's review is currently proposing about 40 new houses in Clive over the next 20 years. About half of this housing development has been proposed by Shropshire Council on it's "preferred" location (Site CLV010) which is on Estate land at the western side of the village.

17. On 16th December 2019, Berrys, as agents for the Sansaw Estate, wrote to Shropshire Council pointing out that they own land adjacent to the school site and as part of the proposed development of their Site CLV010 the Estate would be prepared to make this land available to the school for educational purposes. A copy of Berrys letter and the site plan for the adjacent site is attached to this report. The Estate have confirmed that this offer of the "Roland's Cottage site is in addition to the Community Infrastructure Levy that would be paid for each of the houses in the development of CLV010.

18. The extra housing proposed for Clive in the Local Plan Review will bring with it an estimated £800,000 of Community Infrastructure Levy (CIL) monies. Of this about £700,000 would be available towards local infrastructure projects in funds held by the Parish Council and by Shropshire Council. Clive School will be able to bid to both these funds to finance the building of the school extension on the "Roland's Cottage" site.

19. Obviously the offer from the Estate set out in Paragraph 14 is conditional upon the Estate obtaining Preferred Site status for their proposed development site during the Local Plan review process.

20. The Local Plan Review process is not directly a matter for the School Governors. It is a quasi judicial process which takes place quite independently and will decide on housing allocations and locations for Clive. However the Estate's offer of the adjoining land to the school will ensure that, if the Estate are successful with their proposed site in the Local Plan Review, Clive Primary School will obtain an essential site adjoining the school to enhance the education of the Primary School pupils for the foreseeable future.

21. It is recognised that Local Plan Review is a sensitive process in the village. However Governors need to consider this offer from the Estate purely from the School's position and, as School Governors, set aside any personal views they may have about the Local Plan Review generally.

Recommendations

(i) That the Governors accept, in principle, the offer of the adjoining site from the Estate as a critical and vital step towards improving the physical infrastructure of the School for the future.

(ii) That the Governors agree to enter into discussions with the Estate and Shropshire Council about the detailed terms and conditions for the transfer of this site to the School.

(iii) Subject to the approval of the Recommendations (i) and (ii) above, the Governors agree to start to prepare bids against future CIL monies and other sources for the funds needed to construct the buildings on this site

BERRYS

PROPERTY | BUSINESS | PLANNING

Beech House
Anchorage Avenue
Shrewsbury Business Park
SY2 6FG

Tel: 01743 271697

Fax: 01743 271753

shrewsbury@berrys.uk.com
berrys.uk.com

Edward West
Head of Planning Policy
Shropshire Council
Shirehall
Shrewsbury
SY2 6ND

Our Ref: SA26041/HH/ST/AN

Date: 16th December 2019

Dear Eddie,

Re: Land South of Station Road, Clive – Preferred Site Allocation CLV010

I refer to our recent discussions in respect of the above.

You will recall that, on behalf of the Sansaw Estate, we made a previous representation on the preferred scale and distribution of development consultation dated 4th February 2019. The representation set out our support for the preferred site allocation CLV010 on the basis that the site is a short walk from the school, shop and village facilities, all of which are within ten minutes' walk. The site relates well to the existing development boundary and it would provide an opportunity for Clive to benefit from a well-designed site that will deliver a mix of housing to help meet the village's need over the next 10 – 15 years.

Since this submission, the Estate have had ongoing discussions with Clive CoE Primary School who, I understand, have a desire and requirement to provide additional school facilities. The existing school site is physically constrained however, the Estate do own land adjoining the school which is outlined on the attached plan. As part of the proposed development of CLV010, the Estate would be willing to make this land available to the school for educational purposes and would ask that the Council have regard to this as a material consideration which weighs in favour of the proposed site allocation. We do consider that such an offer would meet the relevant s106 tests on the basis that the use of the land for educational purposes would directly relate to the development and is fair and reasonable given the scale and kind of development proposed.

I would ask that this matter is given consideration as part of your ongoing Local Plan review and forms part of the assessment of evidence for the Wern Place Plan area. Should you have any further queries or require additional information please don't hesitate to contact me.

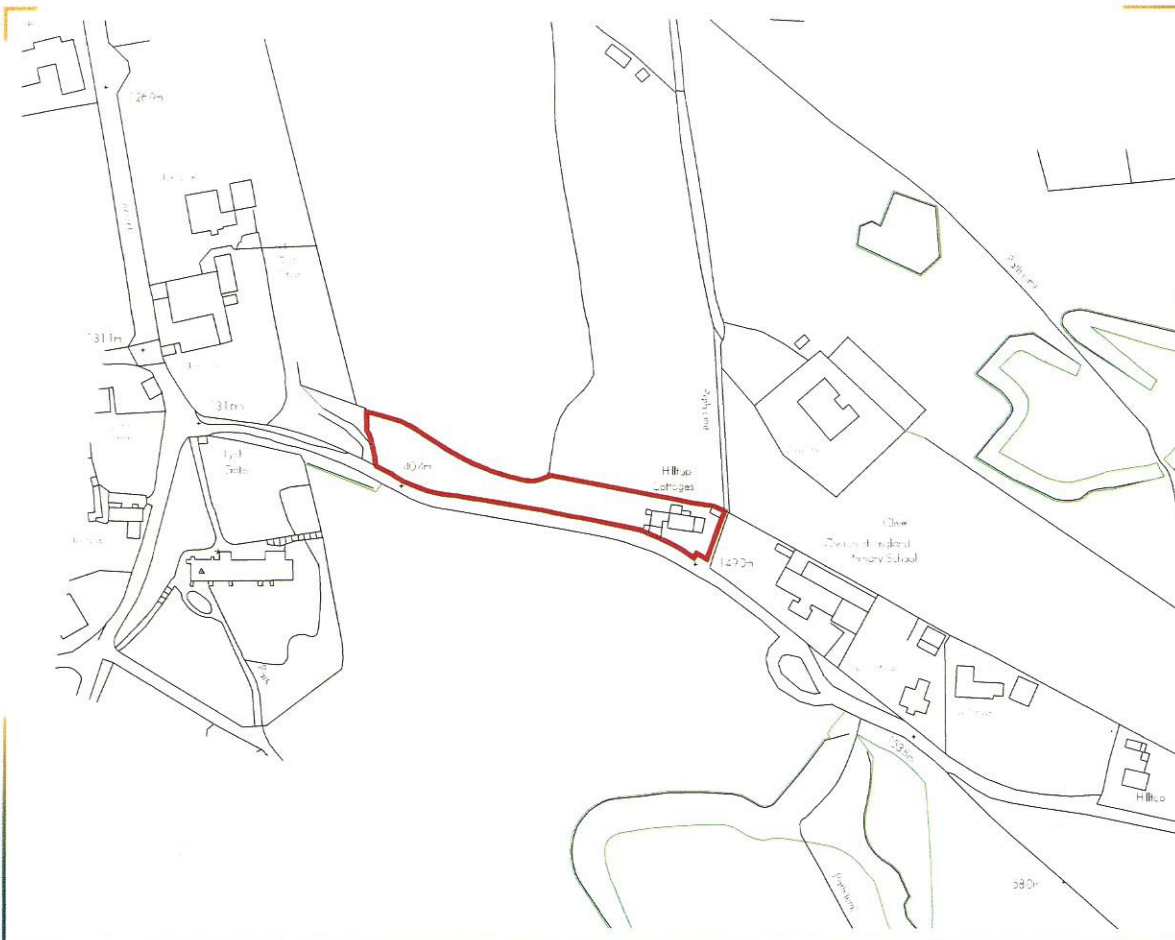
Yours sincerely,



Stuart Thomas BA (Hons) MA MRTPI
for and on behalf of Berrys
DDI: 01743 267069
Mobile: 07747 474340
Email: stuart.thomas@berrys.uk.com

Cc: James Thompson - Sansaw Estate
Lydia Bardsley – Clerk to Parish Council





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Site Area
 0.1675 Ha

WESTINGHOUSE

BERRYS
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 01743 271967 | 512645
www.berrys.co.uk

Client:	Sarsfield Partners
Project:	Proposed Redundancy Building - Hillside Clive 21 411
Drawing:	Location Plan
Drawn by:	AW
Checked by:	AW
Date:	25/11/17