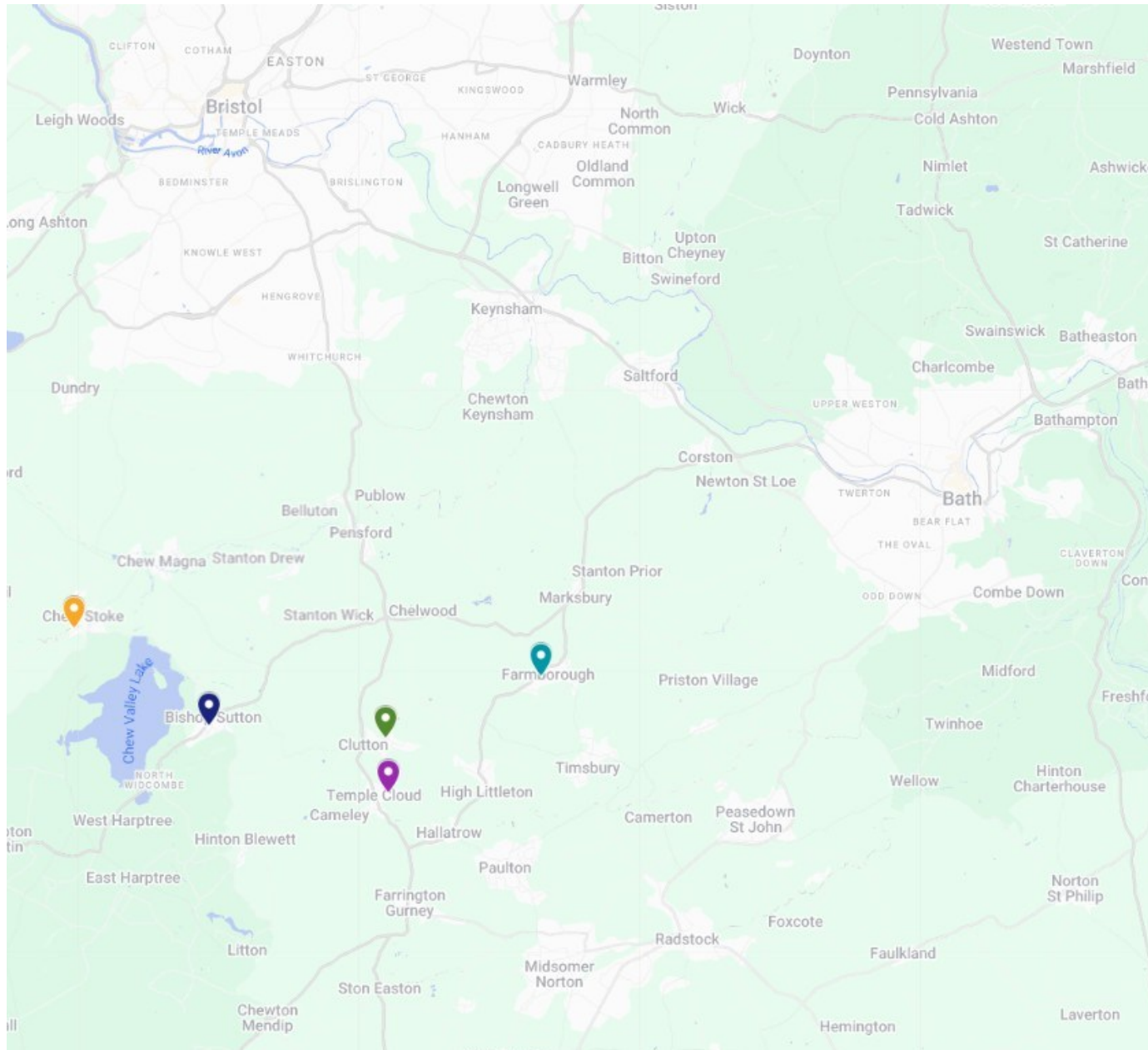




HIGH-LEVEL PHYSICAL OF EXPANSION AT EXISTING SCHOOL SITES

at Clutton, Farmborough, Bishop
Sutton, Cameley, and Chew Stoke

PROJECT: 4597

REVISION: _

DATE APRIL 2026

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REVISIONS

1.0 INTRODUCTION

1.1 PROJECT INTRODUCTION

This Feasibility Report has been prepared by BBA Architects (BBA) to assess the physical feasibility of expansion of existing school sites, identified as potentially experiencing capacity pressure as a result of the emerging local plan.

The Primary schools for review, with the projected shortfalls are:

- Clutton (c.1FE)
- Farmborough (c.0.5FE)
- Bishop Sutton (c. 0.5FE)
- Cameley (c.0.5FE)
- Chew Stoke (c.0.5FE)

To inform this report existing accommodation schedules, drawings and Net Capacity Assessments have been reviewed. Due to the time constraints this study has been undertaken using desk-based evidence alone, with no site visits undertaken. The BBA team's knowledge of some school sites has been used (through previous site visits or expansion projects).

High-level reviews of BB103 against the existing school site areas and gross internal floor areas (GIAs) has been undertaken to illustrate any significant departures from BB103 standards.

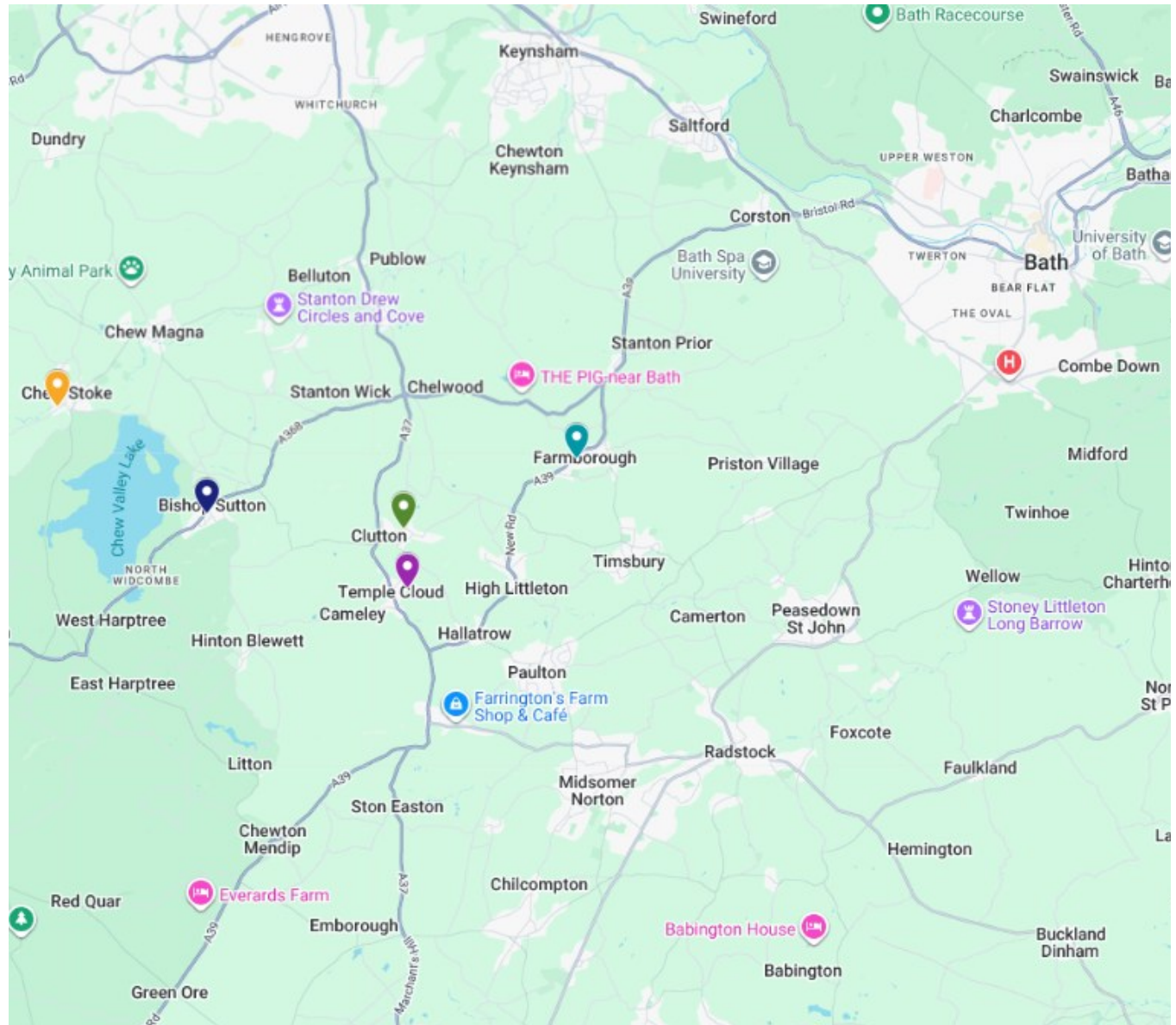


FIG 02: Aerial Map of the site's locations. Copyright Google maps 2026

2.0 EXISTING SITES

2.1 EXISTING SITE AREAS COMPARED TO BB103 FOR A 315 PLACE (1.5FE) SCHOOL.

To consider whether expansion is physically feasible, a review of the existing site areas has been undertaken and these compared with the minimum required site areas for a 315 place (1.5FE) primary school. The minimum total site area for a 1.5FE has been calculated as per annex B: Site area table on page 44 of BB103: Base area for any primary school + area per pupil place for 5 to 11 primary. Total minimum site area = $2000\text{m}^2 + 33.3N$ (where N = no. of pupils). **The minimum total area for a 1.5FE is 12,489.5m²**

The existing school sites areas range in size from 3,213m² to 8,600m², resultantly all are below the minimum total site area as calculated above (see table A).

- Farmborough offers the largest site area and thus whilst expansion would impact the existing external provision, it is the least detrimental of all the potential development sites.
- Bishop Sutton, Cameley, and Chew Stoke are all 52-58% below the minimum size that is required for a 1.5FE, therefore, any development is likely to have a detrimental affect. If expansion was temporary e.g. for a bulge class, this could be accommodated at these sites, but a full expansion while physically feasible would be too detrimental for a school.
- Clutton is significantly below the minimum with a shortfall of 74%. Any further expansion onto the site, would therefore be highly detrimental to the functionality and usability of the school site, and physically unfeasible.

A score can be assigned for evaluation within a final summary, where 1=smallest site, 5= largest site.

TABLE A: Existing school site areas compared to BB103 minimum total site area for a 315place (1.5FE) primary school

School	Existing site area	BB103 min site area for 1.5FE = 12,489.5m ²
Farmborough	8,600	-3,889.5m ² (-31%)
Bishop Sutton	5,915	-6574.5m ² (-52%)
Cameley	5,532	-6957.5m ² (-55%)
Chew Stoke	5,200	-7289.5m ² (-58%)
Clutton	3,213	-9,276.5m ² (-74%)

TABLE B: Existing school GIAs compared to BB103 GIA for 210place (1FE) primary school

School	Existing total area (GIA)	BB103 GIA for 210 (1FE) = 1211m ² Above/below:
Bishop Sutton	1082	-129m ² (-10%)
Cameley	1036	-175m ² (-14%)
Farmborough	908	-303m ² (-25%)
Clutton	785	-426m ² (-35%)
Chew Stoke	760	-451m ² (-37%)

2.2 SCHOOL SITE'S EXISTING ACCOMMODATION DEFLECT.

As this feasibility report is to consider the existing school sites ability to accommodate additional pupils, a high-level review of their accommodation is necessary to consider if there is an existing deficit in comparison with their existing provision as a 210 place (1FE primary school).

Whilst existing deficits are likely within historic schools, the extent of the deficit gives an indication of the likelihood that a school would not have certain facilities e.g. group rooms, SEN spaces etc.

Based on the desk based analysis it is understood that each school possesses 7no. Classrooms, Main Hall and support spaces, however, these are likely to be undersized in comparison with BB103, and certainly the hall capacities are unlikely to be able to accommodate a 315 place primary school (1FE) assembly.

As can be seen in the table B all schools are below the recommended GIA for a 210 (1FE) place school. Bishop Sutton and Cameley have been expanded in recent years, and thus show the smallest deficit. Farmborough, Clutton and Chew Stoke have the smallest GIAs, and therefore largest deficits. Their accommodation including existing classrooms are undersized, but additionally they will lack ancillary spaces such as staff spaces, group rooms, SEN rooms, and storage.

A score can then be assigned for evaluation within a final summary, where 1=smallest GIA, 5= largest GIA.

3.0 EXISTING SCHOOL SITE—CLUTTON

3.1 CLUTTON

3.1.1 Site location: Clutton Primary School is located in the centre of Clutton, a village within the Chew Valley in Somerset in the Bath and North East Somerset Council administration area, on the A37 road. It is located approximately 10 miles from Bristol and Bath. The School itself is located on Station Road; the main road through the village.

3.1.2 Existing School External Design: The School's main entrance is located to the front of the building accessed across the playground. There is a small staff and visitors car park which can accommodate 6 no. cars. Externally there is a tarmac hard standing play area, a Astroturf pitch and a habitat/soft play area.

3.1.3 Existing School Design: The main school building houses 4no. KS2 classrooms, a library, a computer suite and the offices. There is a hall that is used for assembly, PE, lunches and social events. Behind the main building there are 3no. KS3 classrooms, a conservation area, an outside play area and a garden.

3.1.4 Planning Constraints:

Constraint	Present	Score
Listed building	No	1
Conservation Area	No	1
Green belt	No	1
TPOs	No	1
Flood zone	No	1
Total		5



FIG 04: Aerial View of the Site. Copyright OS AC0000831255. Scale 1:30m

3.0 EXISTING SCHOOL SITE—CLUTTON

3.1.5 Physical constraints: The existing site is constrained and small, with a total site area of 3298m². This is a 9,276.5m² shortfall compared to the BB103 recommended guidelines of 12,489.5m² for the minimum total site area for a 1.5FE. This equates to a **shortfall of 74%** of site area.

Physical site limitations	Assessment	Score
Site size & configuration	Very highly constrained	1
Access and highways:	Medium	3
Safeguarding & circulation:	High	2
Impacts on play space and outdoor provision:	Very high	1
Relationship to neighbouring uses and designations:	High	2
Total		9

3.1.6 Potential for development: Given the extent of the shortfall, the availability of land for any development is extremely limited. The deficit calculated within the initial assessment (2.2) also indicated that the existing internal accommodation possesses a shortfall of –35%. The existing hall size is half the area, which would be required for a 1.5FE, therefore if a full analysis was undertaken significantly more accommodation would be required to facilitate a 1.5FE at this site, than merely additional classrooms.

3.1.7 Suitability for development

Permeant expansion to a 1.5FE: unfeasible.
 Permanent expansion for additional classrooms: unfeasible.
 Temporary accommodation: possible (two classroom circa 140m² build on astroturf pitch only –noting significant loss of play space)

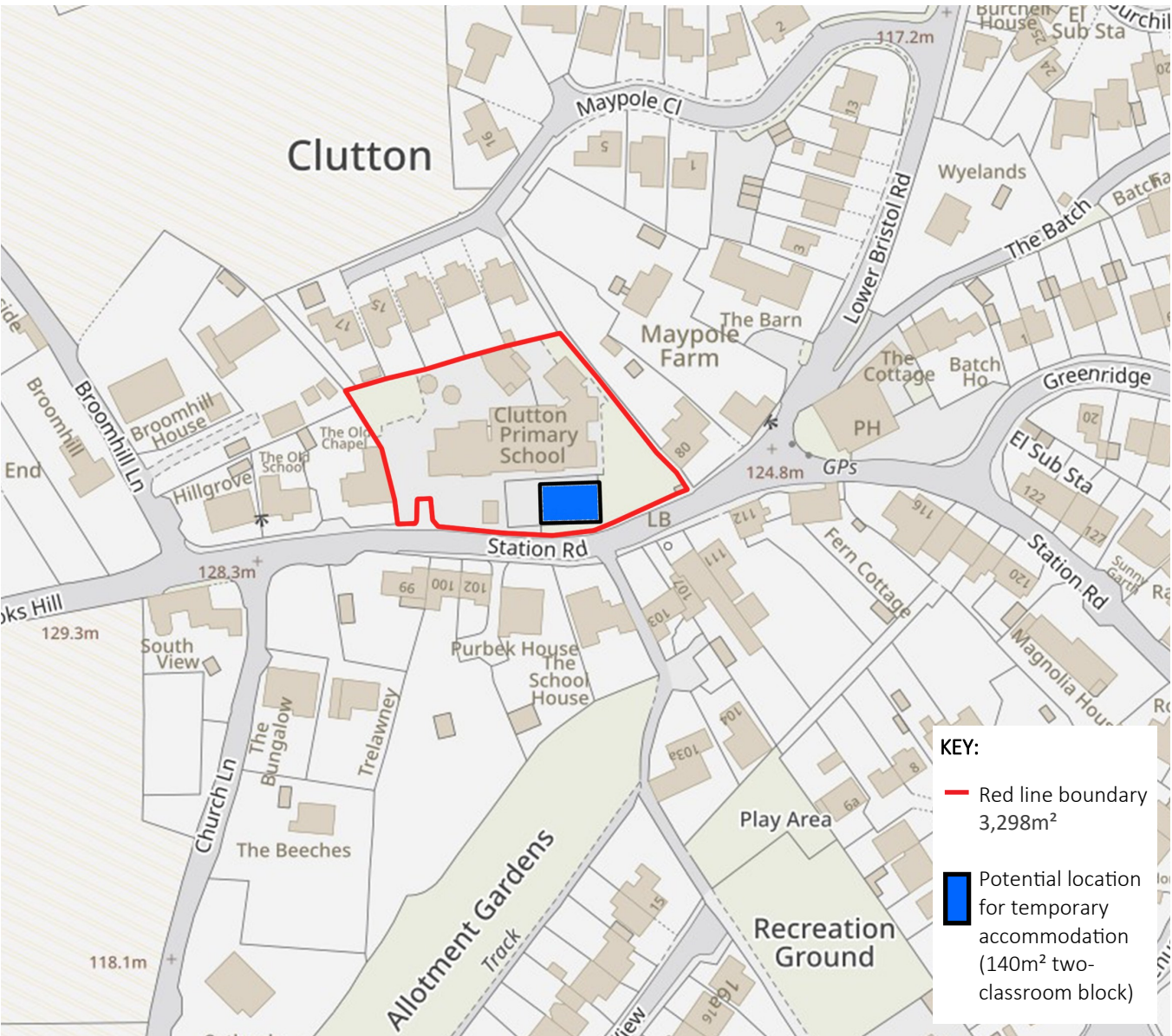


FIG 05: OS View of the Site. Copyright OS AC0000831255. Scale 1:30m

4.0 EXISTING SCHOOL SITES—FARMBOROUGH

4.1 FARMBOROUGH

4.1.1 Site location: Farmborough is a small village, located approximately 6 miles south west of Bath. The School itself is located off 'The Street', the main road through the village and 'Brookside Drive' a residential side street.

4.1.2 Existing School External Design: The School's original access was off 'The Street', however as this is stepped, the main entrance has now been moved to the side of the building, accessed off 'Brookside Drive'. A small staff parking area is adjacent to this with 8no. Spaces. Externally there is a fenced tarmac hard standing play area to the north adjacent to 'the Street' and soft play area, grass pitch and habitat area to the south.

4.1.3 Existing School Design: Farmborough Primary School was built in 1857, the original building is building was predominately two-storey and it has been subsequently extended with single storey elements. A new classroom stand-alone building was constructed in 2016 and is linked via an external canopy.

4.1.4 Planning Constraints

Constraint	Present	Score
Listed building	No	1
Conservation Area	No	1
Green belt	No	1
TPOs	No	1
Flood Zone	No	1
Total		5



FIG 06: Aerial View of the Site. Copyright OS AC0000831255. Scale 1:30m

4.0 EXISTING SCHOOL SITES—FARMBOROUGH

4.1.5 Physical constraints: The existing site is constrained, with a total site area of 8,600m². This is a 3,889.5m² shortfall compared to the BB103 recommended guidelines of 12,489.5m² for the minimum total site area for a 1.5FE. This equates to a **shortfall of 31%** of site area.

Physical site limitations	Assessment	Score
Site size & configuration	Medium	3
Access and highways:	Low	4
Safeguarding & circulation:	Low	4
Impacts on play space and outdoor provision:	High	2
Relationship to neighbouring uses and designations:	Medium	3
Total		16

4.1.6 Potential for development: Given the extent of the shortfall, the availability of land for development is limited. The deficit calculated within the initial assessment (2.2) also indicated that the existing internal accommodation possesses a shortfall of –25%. If a full analysis was undertaken significantly more accommodation maybe required to facilitate a 1.5FE at this site, than merely additional classrooms. However, Farmborough does have potential to be remodelled or a stand-alone block created, if existing deficits and derogations from BB103 are accepted.

4.1.7 Suitability for development

Permeant expansion to a 1.5FE: Feasible with potential for a stand-alone building, for example a 460sqm junior. classroom block. Alternatively the demolition of part of the existing and rebuild of a two-storey element. Cold be explored.

Permanent expansion for additional classrooms: Feasible

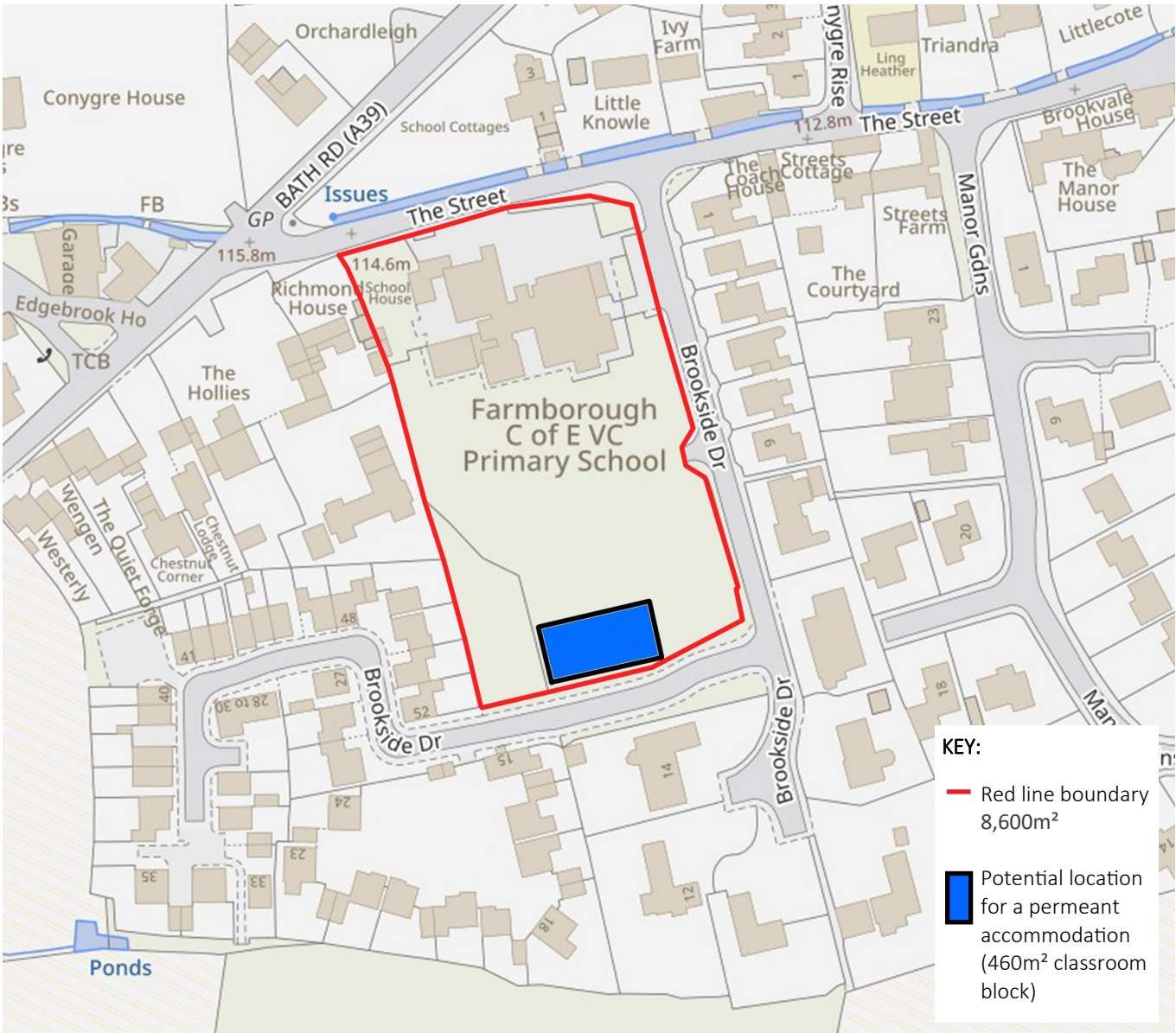


FIG 07: OS View of the Site. Copyright OS AC0000831255. Scale1:30m

5.0 EXISTING SCHOOL SITES—BISHOP SUTTON

5.1 BISHOP SUTTON

5.1.1 Site location: Bishop Sutton is a small village, which lies to the east of Chew Valley lake and approximately 10 miles south of Bristol. It is accessed via the A368, the road which connects Bath to Weston-Super-Mare. The site is adjacent to a Grade II listed church.

5.1.2 Existing School External Design:

The school's main entrance is off the A368, with a small car park for 7no. Cars and stepped and ramped access to the main entrance. Two areas of hard standing allow for all-weather play (one at the lower level and one at the higher level). A small sports pitch is located at the higher level (to the south of the site) and a habitat area is located to the west.

5.1.3 Existing School Design:

In 2015 a major programme of works was undertaken to expand the school to a 1FE. This removed modular classrooms and provided a large extension on the higher level (accessed via ramp and lift). Resultantly this site's GIA demonstrates the least deficit in comparison with BB103.

5.1.4 Planning Constraints

Constraint	Present	Score
Listed building	No	1
Conservation Area	No	1
Green belt	No	1
TPOs	No	1
Flood Zone	No	1
Total		5



FIG 08: Aerial View of the Site. Copyright OS AC0000831255. Scale 1:30m

5.0 EXISTING SCHOOL SITES—BISHOP SUTTON

5.1.5 Physical constraints: The existing site is constrained, with a total site area of 5,915m². This is a 6,574.5m² shortfall compared to the BB103 recommended guidelines of 12,489.5m² for the minimum total site area for a 1.5FE. This equates to a **shortfall of 52%** of site area i.e. half the minimum size.

Physical site limitations	Assessment	Score
Site size & configuration	Highly constrained	2
Access and highways:	Medium	3
Safeguarding & circulation:	Medium	3
Impacts on play space and outdoor provision:	High	2
Relationship to neighbouring uses and designations:	High	2
Total		12

5.1.6 Potential for development: Given the extent of the shortfall, the availability of land for development is limited. The deficit calculated within the initial assessment (2.2) also indicated that the existing internal accommodation possesses a shortfall of -10%. It is considered that expansion to a 1.5FE is unfeasible given the extent of development required (circa 450-500m²) which while physically possible would be highly detrimental to the school environment and operation. A two-classroom block could be accommodated, on a short term basis.

5.1.7 Suitability for development

Permeant expansion to a 1.5FE: Unfeasible
Permanent expansion for additional classrooms: Possible
Temporary accommodation: Feasible - two classroom block only (circa 140m² GIA).

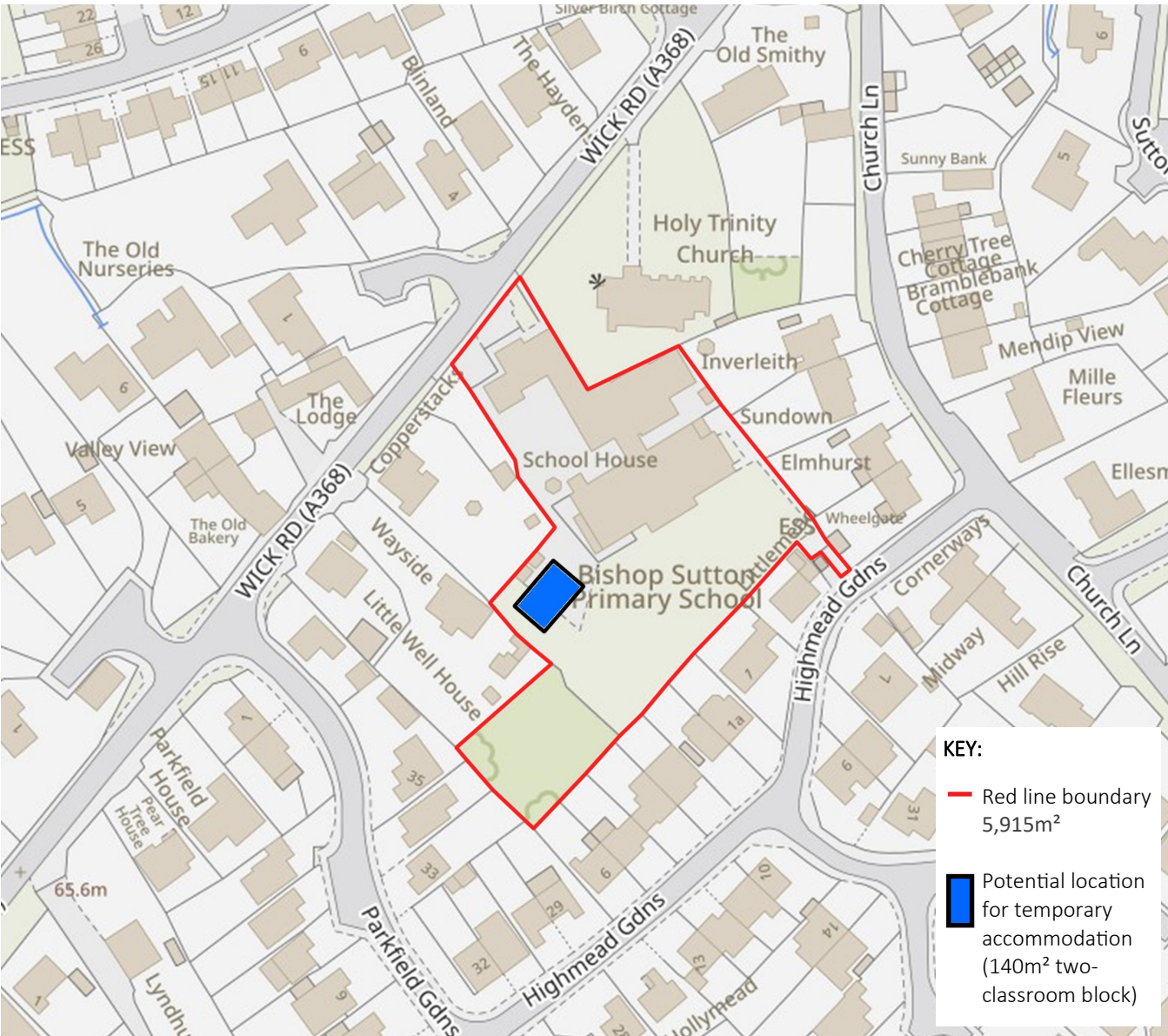


FIG 09: OS View of the Site. Copyright OS AC0000831255. Scale 1:30m

6.0 EXISTING SCHOOL SITES—CAMELEY

6.1 CAMELEY

6.1.1 Site location: Cameley CEVC Primary School is located within Temple Cloud, a village within the Chew Valley in Somerset. It is accessed via the A37 road, located approximately 10 miles from Bristol and Bath. The School itself is located on Meadway, a no-through road accessing around 35 residential dwellings, the village hall and school.

6.1.2 Existing School External Design: The existing School was built in the 1980s, the school was expanded in 2021 to create a 1FE and its external environment adapted to suit. There is a small car park to the north west. Hard play area in confined to the north east corner of the site. A MUGA pitch located to the south., adjacent to the a grass small sport pitch. A habitat area is located on the perimeter of the southern boundary.

6.1.3 Existing School Design: In 2021 the main entrance was relocated to the front of the building and the ‘flow’ of the school improved, alongside large scale extensions. There is a junior classroom wing which extends to the east and enlarged hall which extends to the north.

6.1.4 Constraints

Constraint	Present	Score
Listed building	No	1
Conservation Area	No	1
Green belt	No	1
TPOs	No	1
Flood zone	No	1
Total		5



FIG 10: Aerial View of the Site. Copyright OS AC0000831255. Scale1:30m

6.0 EXISTING SCHOOL SITES—CAMELEY

6.1.5 Physical constraints: The existing site is constrained, with a total site area of 5,532m². This is a 6,957.5m² shortfall compared to the BB103 recommended guidelines of 12,489.5m² for the minimum total site area for a 1.5FE. This equates to a **shortfall of 55%** of site area.

Physical site limitations	Assessment	Score
Site size & configuration	Highly constrained	2
Access and highways:	Medium	3
Safeguarding & circulation:	Medium	3
Impacts on play space and outdoor provision:	High	2
Relationship to neighbouring uses and designations:	Medium	3
Total		13

6.1.6 Potential for development: Given the extent of the shortfall, the availability of land for development is limited. The deficit calculated within the initial assessment (2.2) also indicated that the existing internal accommodation possesses a shortfall of -14%. It is considered that expansion to a 1.5FE is unfeasible given the extent of development required (circa 450-500m²) which while physically possible (on the grass playing area), would be highly detrimental to the school environment and operation. A two-classroom block could be accommodated, only on a short term basis.

6.1.7 Suitability for development

Permeant expansion to a 1.5FE: Unfeasible

Permanent expansion for additional classrooms: Possible

Temporary accommodation: Feasible - two classroom block only (circa 140m² GIA).

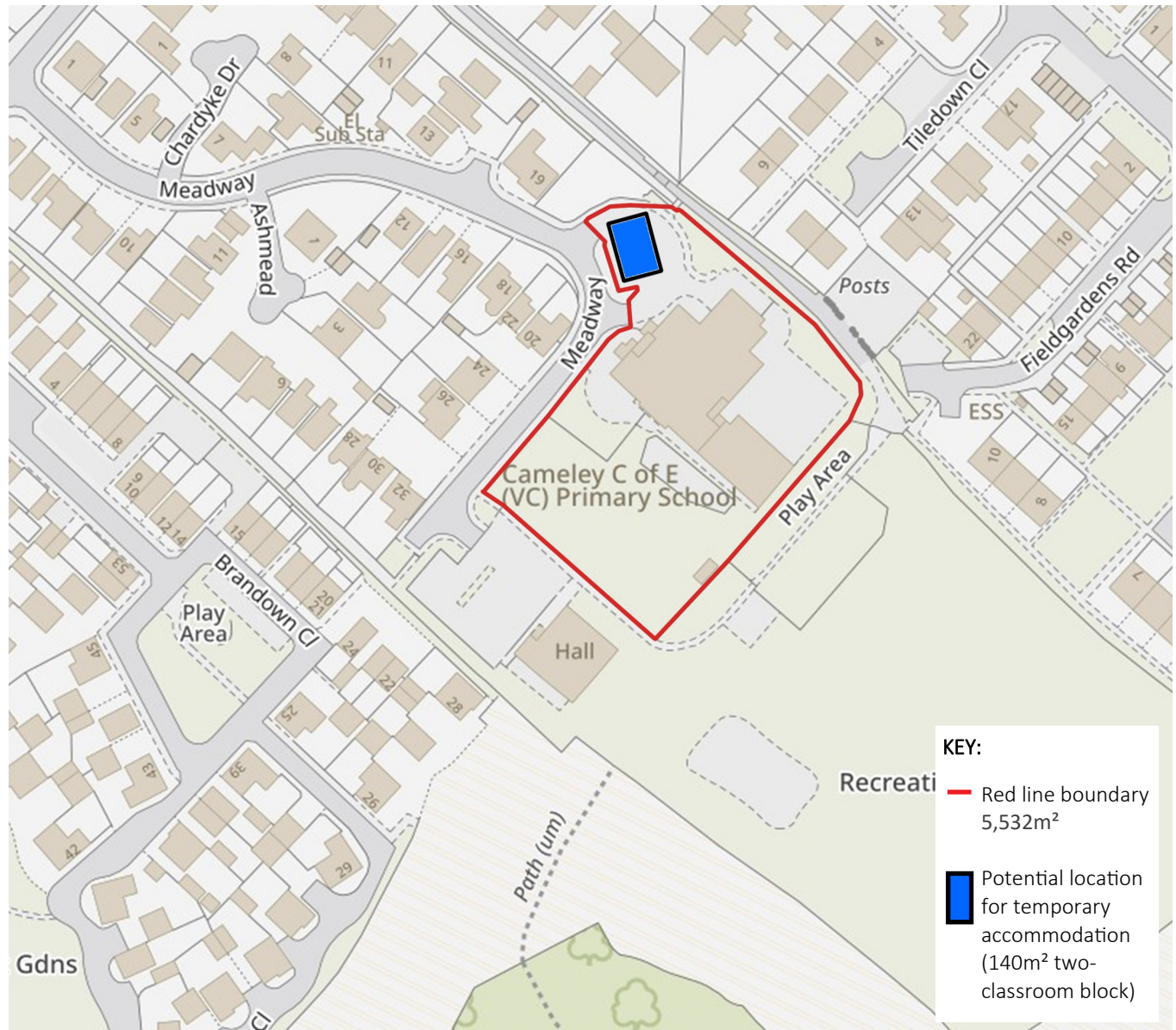


FIG 11: OS View of the Site. Copyright OS AC0000831255. Scale 1:30m

7.0 EXISTING SCHOOL SITES—CHEW STOKE

7.1 CHEW STOKE

7.1.1 Site location: Set in Chew Valley the school is situated approximately 8 miles south of Bristol and 12 miles west of Bath. Chew Stoke is accessed via minor roads only and School Lane, is a single track road.

7.1.2 Existing School External Design: The School is accessed up a steep entrance driveway, which opens out into a small car park to the south of the school. A large area of tarmac hard standing play area is located to the east of the school buildings, with informal grass areas and habit areas beyond.

7.1.3 Existing School Design: The original school is a [Grade II](#) listed building. The list description states that it was designed by Samuel Burleigh Gabriel in 1858, with a further classrooms added in 1926, it was subsequently altered and extended in 1970. In 2004 a further 3no. Classrooms were added and an additional classroom in 2010. Recent applications in 2024– 25 have sought to repair windows and stonework. The current school cascades across the site in an ‘R’ shape form.

Constraint	Present	Score
Listed building	Yes	0
Conservation Area	Yes	0
Green belt	Yes	0
TPOs	No	1
Flood zone	Yes	0
Score		1



FIG 12: Aerial View of the Site. Copyright OS AC0000831255. Scale 1:30m

7.0 EXISTING SCHOOL SITES—CHEW STOKE

7.1.5 Physical constraints: The existing site is constrained, with a total site area of 5,200m². This is a 7,289.5m² shortfall compared to the BB103 recommended guidelines of 12,489.5m² for the minimum total site area for a 1.5FE. This equates to a **shortfall of 58%** of site area.

Physical site limitations	Assessment	Score
Site size & configuration	Highly constrained	2
Access and highways:	Very high	1
Safeguarding & circulation:	High	2
Impacts on play space and outdoor provision:	Very high	1
Relationship to neighbouring uses and designations:	High	2
Total		8

7.1.6 Potential for development: Given the extent of the shortfall, the availability of land for development is limited. The deficit calculated within the initial assessment (2.2) also indicated that the existing internal accommodation possesses a shortfall of –37%. It is considered that expansion to a 1.5FE is unfeasible given the extent of development required (circa 450-500m²) which while physically possible would be highly detrimental to the school environment and operation. A two-classroom block could be accommodated, ideally only on a short term basis.

7.1.7 Suitability for development

Permeant expansion to a 1.5FE: Unfeasible

Permanent expansion for additional classrooms: Unfeasible

Temporary accommodation: Possible

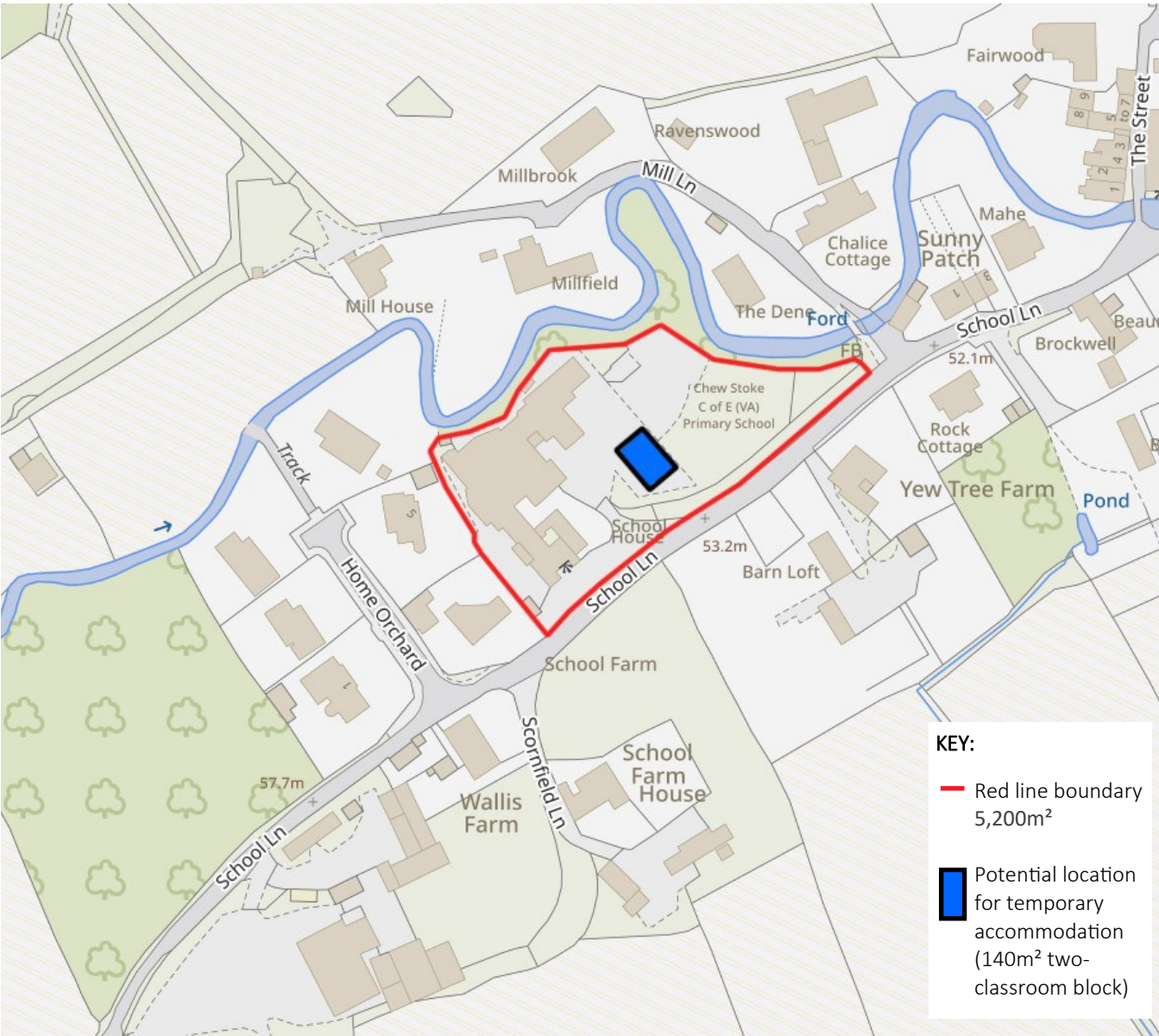


FIG 13: OS View of the Site. Copyright OS AC0000831255. Scale 1:30m

8.0 SUMMARY

8.1 Scoring for development potential

For each site the following criteria have been assessed and a score attributed to them:

1. Existing site area score (5)
2. Existing floor area score (5)
3. Planning constraints score (5)
4. Site constraints score (25)

The site with the highest overall score, has the greatest potential to be developed. Therefore, as can be seen within table C; Farmborough is considered to have the greatest potential to be developed and Chew Stoke has the least potential for any development to occur.

8.2 Review of permanent or temporary expansion

Following a high-level appraisals of the sites the feasibility or possibility of providing permeant expansion to a 1.5FE, expansion with additional classrooms or temporary accommodation has been summarised within table D.

8.3 Conclusion

- Farmborough: Highest potential for permanent expansion to a 1.5FE, if existing deficits and derogations from BB103 are accepted. It should be noted that whilst a stand-alone junior block is feasible, the practicalities of building a block displaced from the school is not ideal.
- Bishop Sutton and Cameley: Possible for physical expansion for additional classrooms, however this would be detrimental to the school environment. It is feasible that temporary classrooms could be accommodated on a short term basis.
- Clutton and Chew Stoke: Possible for temporary classrooms on a short term basis only.

TABLE C: Existing school sites scoring matrix

School site	Existing site area score [Where 1=smallest site, 5= largest site]	Existing floor area score [Where 1=smallest GIA, 5= largest GIA]	Planning constraints [0: constraint. 1: no constraint, of 5 constraints]	Site constraints [Where 1=very high, 5=very low of 5 constraints]	Total [40]
Farmborough	5	3	5	16	28
Bishop Sutton	4	5	5	12	26
Cameley	3	4	5	13	25
Clutton	1	2	5	9	17
Chew Stoke	2	1	1	8	12

TABLE D: Existing school sites potential for permeant or temporary expansion

School site	Permeant expansion to a 1.5FE	Permanent expansion for additional classrooms	Temporary accommodation	Notes
Farmborough	Feasible	Feasible	Feasible	Potential for a stand-alone building or demolition of existing and rebuild of a two-storey element
Bishop Sutton	Unfeasible	Possible	Feasible	Potential for a two-classroom block to be located on hard-standing
Cameley	Unfeasible	Possible	Feasible	Potential for a classroom to be extended (into car parking area) as per permitted nursery application
Clutton	Unfeasible	Unfeasible	Possible	Possible to site a temporary classroom on astropitch only
Chew Stoke	Unfeasible	Unfeasible	Possible	Possible to site a temporary classroom on hard play area

9.0 CONTACTS

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