

Bayston Hill Local Joint Committee, Thursday 4th October 2012
Oaklands school briefing notes.

Former Oaklands school site



- Shropshire council owns the former Oaklands school site which is made up of the building and school field.
- The Oaklands school site was earmarked for disposal in the spring.
- Disposal means that the school site and school field are able to be sold for development as it is no longer in use as a school.
- The site will be sold for at least a seven figure sum (over £1million)
- The capital from the sale will go back into the Education budget.
- Steven Caplan is the Consultant tasked with the disposal of the site.
- There is approximately 2.86 acres for development. This could potentially provide 20-30 dwellings – the size or type of development has not been decided, nor has instruction been given to market the site to developers.
- Assisted dwelling -a single bungalow for 3 persons with external funding to build is planned for the site.
- Possible scenarios for the site:
 - The site is sold for housing
 - The site is sold for housing with community facilities (this could incorporate ideas and aspirations expressed by the community for example the inclusion of the Library)
- Process – Prepare a development brief, agree with stakeholders, appoint agents take to the market, secure best bid, obtain cabinet approval, obtain Secretary of State consent, planning, sell, build.
- There is an opportunity for some innovative mixed use for this site.

Community information gathered on use of site

- Bayston Hill conducted a Parish plan in 2006 and a refresh in 2010 – 82% of respondents expressed an interest in the site being retained for community use. The top three suggested uses were ‘Multi age group activities clubs and films, young people’s meeting place and affordable/ sheltered housing’
- LJC meeting in October 2011 – discussion on the Parish Plan gave indication that people were still interested in site’s future.
Responses included move library to Oaklands site and connect IT facility, put events on at Oaklands, Doctors, dentist, and opticians.
- Parish Council asked for residents thoughts on the site via ‘The Villager’ magazine.
Responses included;
Parish ‘hub’, library and parish office , relocating the library with customer service point and associated facilities, allotments, community orchard and gardens, retaining sports field development of existing school building to house community activities for young and old, therapeutic and educational facilities, children’s play area, site for retirement accommodation, sheltered housing, supported living for adults with disabilities.
- A ‘Drop-in session was held on 18th September 2012 at Oakmeadow School for the Parish council and Shropshire council to share information on the site and ask for resident’s thoughts and aspirations on the type of community facilities could be added.

Ideas include relocation of library with café/ meeting room(s)/reading room, parish office, green space, play area, Space for youth club, scout hut, allotments, retirement housing, affordable homes, mixed homes.

All the responses are available for viewing.

At this point there is no definite plan for the site – this will be dependent on developer interest and the community’s views and ideas are forming the starting point for the process and residents will still have the opportunity to share views and encouraged to have an involvement.

Next steps

The process for the development of the school site is only in the early stages.
Feedback from residents is that they would like to be kept regularly informed – The Parish council will be working closely with Shropshire Council to ensure there are regular updates and involvement.

For those in the community wanting to stay involved on a regular basis, the Parish Council will be organising a meeting to look at how things need to progress and be achieved.

In order to make sure as many people are kept up to date the Parish Council will share information via The Villager, in the Library, Parish office , Parish website and LJC website - if there are other methods of communication that residents would prefer please make them known.