

Proposal for a new area school

Letter from surveyors
1962

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W. J. JOLLIFFE, F.R.I.C.S., F.L.A.S.

CHARTERED LAND AGENT
CHARTERED SURVEYOR

TELEPHONE: PETERBOROUGH 2852

24 MINSTER PRECINCTS
PETERBOROUGH
NORTHANTS.

REFERENCE: E/3

9th August, 1962.

Dear Mr. Kemp,

HORSEHEATH
Proposed Alternative Site
for New Area School
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In accordance with your instructions, I carried out an inspection of the land shown verged red on the enclosed plan, which has been suggested as a possible alternative site for the new school, at present proposed to be built on the site already purchased at West Wrattling.

The area of approximately 2.500 acres shown on the plan is part of a larger grass field (Ordnance Survey No. 81) belonging to Mr. W. A. Cornish, of Park Farm, Horseheath. It is a reasonably level, well-drained and open site, pleasantly and conveniently located both as regards the present and proposed development of the village, and its reasonable distance away from the principal traffic routes.

It has no vehicular access at present, but I am informed that the South Cambridgeshire Rural District Council are shortly to construct the new cul-de-sac coloured blue on the plan, in order to open up the back land for the residential development coloured yellow. This service road would provide vehicular access along an adequate length of frontage to the land verged red, and would have the added advantage of enabling school transport to collect and disembark passengers well away from the main road.

The Council will also be extending their present sewage disposal system to meet the needs of the proposed development, and there is no doubt that, if the new school were to be built at Horseheath, the necessary provision could be made for its connection to the public sewer.

The 2½ acres of land verged red on the plan is at present unenclosed between points A, B, C and D, and new fences would require to be erected. That between points C and D could be adjusted either to reduce or to enlarge the area of the playing field as may be considered necessary.

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Mr. Cornish would be prepared to convey this land, if required as a site for the new school, at a purchase price of £200 an acre. The Rural District Council would also require a pro-rata contribution to be made towards the cost of constructing the road coloured blue, and the extension of their sewage disposal works, but I have no information as to the likely extent of this contribution or of the basis upon which it would be calculated.

I have given careful consideration to the merits and demerits of this site by comparison with those of the site at West Wrattling, and, on the reasonable assumption that the latter site could be adequately enlarged, there is little to choose between them on major points. On points of detail, however, and taking the long-term aspect fully into account, the Horseheath site is, in my opinion, the better of the two. This opinion is, however, based upon a narrow margin of preference, and might well be outbalanced if weighed against the cost of developing the Horseheath site, and the fact that the West Wrattling site has already been purchased.

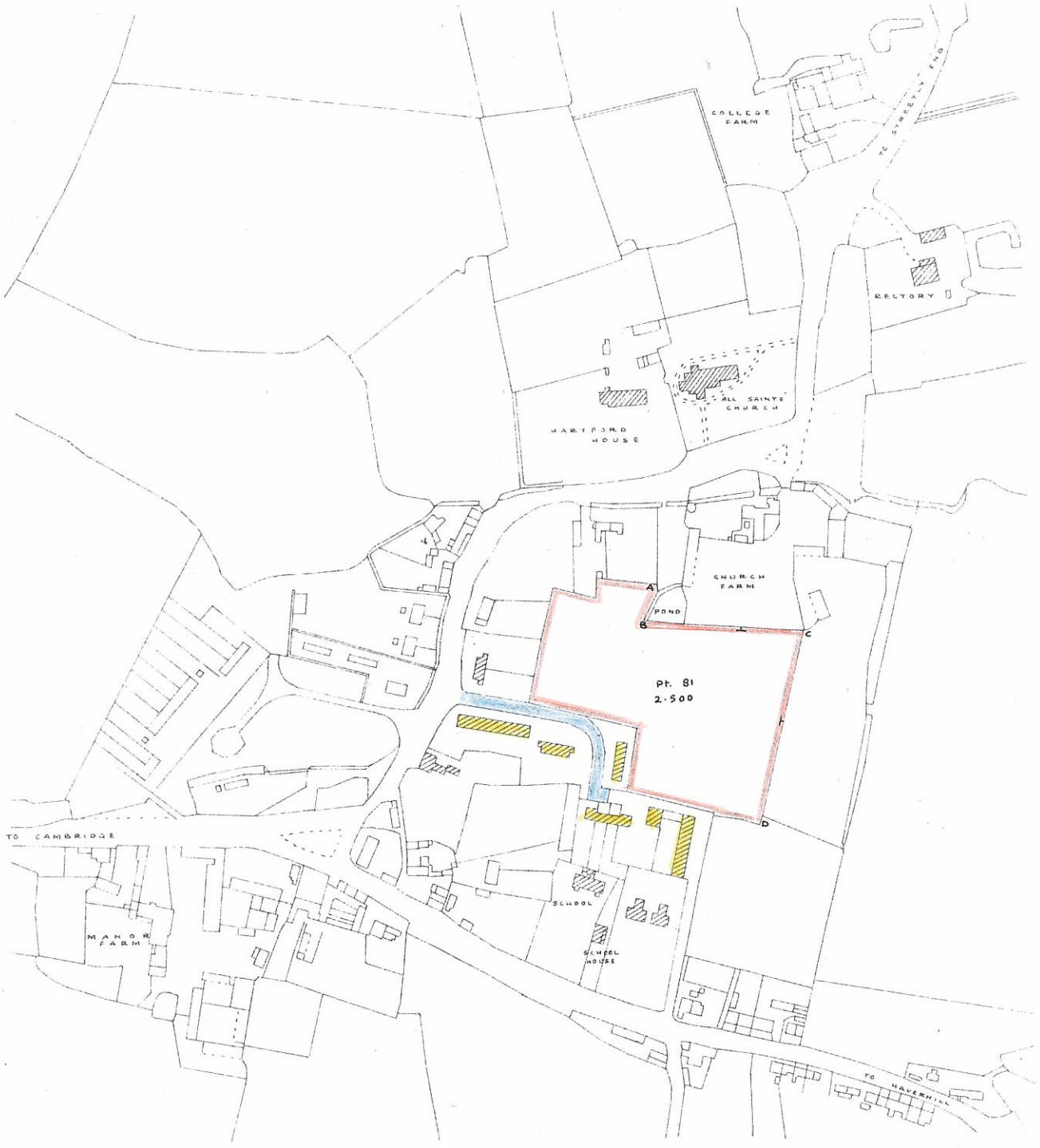
Yours sincerely,



The Reverend G. R. Kemp,
St. Botolph's Rectory,
CAMBRIDGE.

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ORDNANCE SURVEY SHEETS
CAMBS LV-16 AND LV1-13

SCALE $\frac{1}{2500}$

W. J. JOLLIFFE, F.R.I.C.S., F.L.S.,
CHARTERED SURVEYOR AND
LAND AGENT,
24 MINSTER PRECINCTS,
PETERBOROUGH.