

# Technical Appendix 9: New School Site and Sport Pitch Sizes

## 1. Service Overview

- 1.1. In line with its aspiration to increase educational achievement, enhance skills, provide high quality infrastructure and comply with KCC Highways requirements [1], the county council will seek site areas above the maximum – as set out in [Department for Education Building Bulletins](#) [2] and other relevant publications.

[1] Building Bulletin 103 (BB103) provides for parking within the site area calculations. However, it does not include allowances for ‘stop and drop facilities’ staff parking, plus pull-in and turning provision for busses etc. For primary schools, this also includes the provision of separate entrances for early years provision.

[2] BB103 for mainstream schools and BB104 for SEND provision.

- 1.2. The county also supports the government’s ‘extended schools’ initiatives, which allow community use of facilities outside school hours [3]. The provision of ‘extended schools’, however, may place additional demands on land, requiring further land to be secured.

[3] Use of school facilities outside of school hours should not be construed as ‘public open space’, which is unacceptable for school sites.

- 1.3. To ensure manageable year groups and deliverable curriculums, KCC will require the number of pupils predicted from a development to be rounded up to the nearest viable/deliverable number.
- 1.4. For example, a development predicting 380 primary pupils would require a site for a two-form entry (420-place) on-site primary school: a school accommodating exactly 380 pupils is not deliverable in either curriculum or revenue funding terms.
- 1.5. Kent County Council currently seeks land allocations of the following sizes for new mainstream schools and Special Educational Needs (SEND) Schools:

Table 1: Example KCC School Site Areas for New Mainstream Schools and SEND Schools

School Size	Total School Site Area (Ha)
Primary School – 2 Form of Entry (420 Places)	2.05
Primary School – 3 Form of Entry (630 Places)	3.00
Secondary School – 6 Form of Entry (Years 7-11/900 places)	6.77
Secondary School – 8 Form of Entry (Years 7-11/1200 places)	8.66
Secondary School – 6 Form of Entry (Years 7-11/900 places) and a 250-place sixth form	8.35
Secondary School – 8 Form of Entry (Years 7-11/1200 places) and a 250-place sixth form	10.24
SEND School	Site sizes will be related to the specified need type

- 1.6. The site sizes for mainstream schools do not allow for any SEND activities such as Specialist Resource Provision (SRP). Where SEND accommodation is required within a mainstream setting, it will be in addition to the site sizes shown above. Applicants are advised to seek advice from KCC on a case-by-case basis.
- 1.7. Under KCC’s General Land Transfer Terms – School Sites (Technical Appendix 8), school sites must be transferred as undivided sites, free of encumbrances and capable of accommodating required number of appropriately sized sports pitches (see below).

## 2. Minimum School Site Sizes

### 2.1. Primary

- 2.1.1. To ensure financial viability, the Education & Skills Funding Agency (ESFA) currently regards two form entry primary schools (420 places) as a minimum for both local authority maintained and Academy schools. KCC supports this approach and will therefore seek sites of at least 2.05ha: this also provides sufficient space for Early Years and Childcare provision where required.

## 2.2. Secondary

- 2.2.1. As a minimum, KCC will seek new secondary school sites of at least 6.77Ha, to deliver six forms of entry – (Years 7-11). It may also request that additional land be set aside to allow for future expansion, particularly where the school will serve a number of development sites. Please note that 6th Form provision will require additional land-take, in line with DfE Guidance Building Bulletin 103.

## 3. Pitch Sizes

- 3.1. When considering locations and land for new schools, applicants should consider the requirements for sports pitches – see Sports England [4] for further guidance. Generally, depending on the standard of facility required, the playing surface should be no steeper than 1:80 - 1:100 along the line of play and 1:40 – 1:50 across the line of play. Applicants should also consider orientation of potential pitches to reduce solar glare. Pitch sizes are advised according to the Football Association (FA) Guide to Pitch and Goalpost Dimensions [5] , as shown in Table 2 below:

[4] Website: [www.sportengland.org/](http://www.sportengland.org/).

[5] Website: [www.thefa.com/](http://www.thefa.com/).

Table 2: Football Pitch Sizes - Including Run-off (safety area around pitch).

Age	Length (metres) (Ref.1)	Width (metres) (Ref.1)
Youth U11/U12	78.64	51.21
Youth U13/U14	87.78	55.78
Youth U17/U18	106.07	69.49
Over 18 (senior ages)	106.07	69.49

(Ref.1) Please note: The FA advises football dimensions in yards. A conversion to metric has been carried out for ease.

- 3.2. Where a developer has demonstrated that site constraints mean minimum areas cannot be achieved, artificial pitches may be considered. However, the cost of providing and maintaining these is significantly higher than turf pitches, so will be considered on a case-by-case basis. Any agreement will require additional contributions for build and commuted sums for long-term maintenance.

- 3.3. All the information above is for guidance only. Specific requirements will be agreed on a site-by-site basis in consultation with KCC Education and Infrastructure