

Theale C of E Primary School

Selection of new site

Property Services Team - Education Service

The proposal for the re-provision of
Theale Primary School on a new site



Theale C of E Primary School



West Berkshire
C O U N C I L

The Business Case

Theale C of E Primary School as a 1FE (Form of Entry) school has sufficient capacity for 210 child places.

In addition to this the school provides:

1. 26 place nursery
2. 12 place Autistic Spectrum Disorder (ASD) Unit
3. Language and Literacy Unit (LAL)

The Education Service at West Berkshire Council has a legal responsibility to offer a school place for all West Berkshire children who request one.

To ensure West Berkshire Council complies with this requirement, the Education Service monitors pupil numbers and forecasts future numbers using census and GP data.

Based on actual pupils already in the school (existing pressure) and projected child numbers in the Theale catchment in the next five years, we expect pupil numbers to be such that Theale Primary needs to increase its size.

Temporary accommodation has been constructed on site to help in the short term but Theale Primary School requires a capacity of 315 (1.5FE) from September 2017.

In addition to this demographic growth, a number of housing developments either already have planning permission or are proposed for future development.

Should these developments be built, the primary school will require further expansion to a capacity of 420 places (2FE).

Site option appraisal – The existing site

A feasibility study completed in 2014 demonstrated that the current site could only sustain an increase to 1.5FE if:

- The school continued to share access to the recreation ground;
- 1000 sq.m. of the recreation ground be transferred to the school from Theale Parish Council (TPC) to increase the site size;
- Permanent use of part of the church grounds for parking.

Any option to rebuild on the same site would cause significant disruption to the school during construction.



Options to partially or completely rebuild on the existing site are estimated as being between £4.5m and £6.5m compared with the approved budget of £7.46m for a new school on a new site, representing a significant percentage of the preferred option.

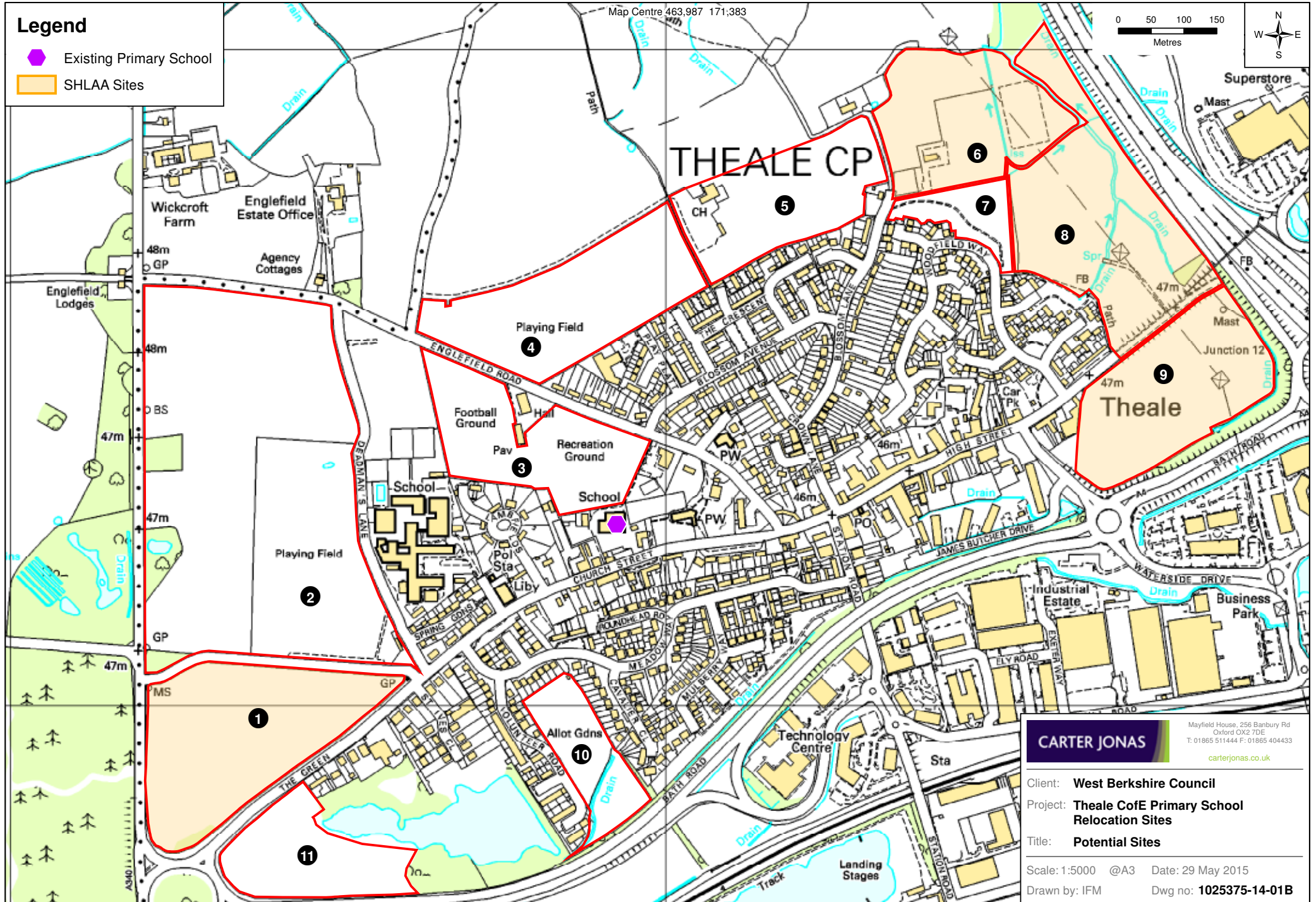
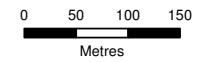
Based on an on-site option at £4.5m there would be significant disruption during construction and unresolved safeguarding, condition and suitability issues. The £6.5m on-site solution would address these issues but would require the whole school to be relocated to temporary accommodation off site for the duration of the construction. Neither solution would address the continued requirement to access the recreation ground for sport and both would require the demolition of the 19th century school buildings

Following consultation with the school and Theale Parish Council, the Project Board recommended the preferred option as being the complete re-provision of the school on a new site.

Funding of £7.46m was secured by the Property Services Team and approved by West Berkshire Council Full Council in March 2015.

Legend

-  Existing Primary School
-  SHLAA Sites



CARTER JONAS
 Mayfield House, 256 Banbury Rd
 Oxford OX2 7DE
 T: 01865 511444 F: 01865 404433
carterjonas.co.uk

Client: **West Berkshire Council**
 Project: **Theale CofE Primary School Relocation Sites**
 Title: **Potential Sites**

Scale: 1:5000 @A3 Date: 29 May 2015
 Drawn by: IFM Dwg no: **1025375-14-01B**

Site option appraisal – The new site

A total of eleven potential sites were selected by the Property Services Team for consideration.

A copy of a map of Theale is attached with this leaflet showing the eleven sites considered.

All of the sites were assessed and scored against three key criteria:

1. Cost (land price)
2. Abnormals (other costs - ground conditions, noise, business loss)
3. Situation (access, relationship to village, planning)

The outcome of this assessment ranked the sites in order of preference as follows:

Ranked 1st	Site 4
Ranked 2nd	Site 7
Ranked 3rd	Site 2
Ranked 4th	Site 3
Ranked 5th	Site 5
Ranked 6th	Site 10
Ranked 7th	Site 9
Ranked 8th	Site 6
Ranked 9th	Site 8
Ranked 10th	Site 1
Ranked 11th	Site 11

Based on the outcome of this exercise, West Berkshire Council proposes to progress the acquisition and design for a new school on Site 4.

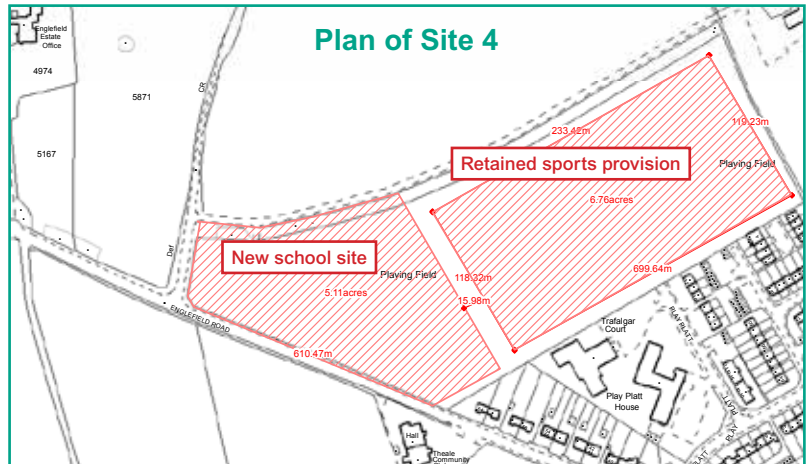
The Preferred site

Site 4 totals 13.8 acres of which 5 acres are required for the new school .

The freehold of the land is held by the Englefield Estate with a leasehold held by Theale Parish Council.

West Berkshire Council is seeking

agreement from TPC to withdraw its leasehold interest in 5 acres of the land to allow West Berkshire Council to proceed with the land purchase.



The following is a summary of Site 4 suitability:

- Initial land valuations indicate the site to be affordable;
- The site has minimal abnormalities which reduces cost impact and offers good suitability for development;
- The site is well located within the village, with good connection to open space and the church;
- Highways and access assessment by a highways engineer shows the site is capable of development for education purposes with the following mitigation works:
 - New site access at the southern corner of the site;
 - Extend the 30mph speed limit section of Englefield Road and move the existing gateway feature;
 - Extending and widening of the footpath;
 - New footway connecting Church Street with Englefield Road;
 - Retention of pedestrian links from Play Platt and North Walk.

Programme key dates

To ensure the school is operational from September 2017, the following key dates need to be met:

- Appoint contractor (pre-construction) June 2015
- Submit planning application November 2015
- Planning approval February 2016
- Discharge planning conditions March/April 2016
- Commence construction May 2016
- Complete construction June 2017
- School opens September 2017

As the design progresses for the new school on the chosen site, a formal public consultation exercise will be undertaken with the residents of Theale as part of the planning application process.

If you require this information in an alternative format or translation, please call 01635 42400 and ask for the Property Services Team.

West Berkshire Council

Property Services

West Street House
West Street
Newbury
Berkshire
RG14 1BZ

T 01635 42400
www.westberks.gov.uk