

22 February 2016

Agenda Item: 13a

## **REPORT OF SERVICE DIRECTOR ENVIRONMENT, PROPERTY & TRANSPORT**

### **RADCLIFFE ON TRENT INFANT SCHOOL – LAND ACQUISITION**

#### **Purpose of the Report**

1. To seek approval to the acquisition of land adjacent to Radcliffe on Trent Infant School to facilitate a proposed site expansion.

#### **Information and Advice**

2. Some information relating to this report is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972. Having regard to the circumstances, on balance the public interest in disclosing the information does not outweigh the reason for exemption because divulging the information would significantly damage the Council's commercial position. The exempt information is set out in the exempt appendix.
3. The land adjacent to the infant school (as identified on the attached plan), is required due to projected rising primary numbers in Radcliffe on Trent with effect from September 2016. The village of Radcliffe on Trent is greater than statutory travelling distance from other settlements and as a result both the infant and junior schools need expanding.
4. Radcliffe on Trent Infant School was expanded to 75 planned admission numbers (PAN) a few years ago but is now at the limit of accommodation available (with insufficient rooms even at this number - the community room is used as a class room and the library is the only group space). There is a demonstrable need for 90 places (without taking into account possible future housing) for September 2016. The current size of the school site prohibits such expansion and consequently it is necessary to acquire neighbouring land in order to facilitate such development.
5. The parcel of land in question is currently under the freehold ownership of the adjacent South Notts Academy (Central College Nottingham) and primarily consists of two parts; former tennis courts and a landscaped grass area. The area in total extends to 0.92 acres. The proposed terms of purchase are consequently as shown in the exempt appendix A
6. NCC Property Design and Operations are in the process of procuring surveys, including Noise Assessments, Soil Surveys, Pre Application Advice, Ecology, and Topographic Surveys to enable a valid Planning Application to be submitted in early to mid-March 2016. Assuming planning consent is granted and legal documentation is

completed, it is hoped to start on site at the end of May Bank Holiday (half term).

7. After preparation work (foundations, connections), an existing unit from Heyman Primary School will be installed mid to late June and would be ready for occupation in its present form after external works and fencing are completed. The Foundation unit would follow as soon as possible afterwards.
8. The Radcliffe Junior School is progressing alongside the Infants, however the space is not required until the September 2017 intake.

### **Other Options Considered**

9. There is no other adjoining land to the infant school on which to extend the site.
10. The option of forming a single Primary school on either the infant or junior school sites has previously been explored but neither site is large enough to accommodate all the primary aged children in the village. Therefore, the infant site and building as well as the junior school building need to be expanded accordingly.

### **Reason/s for Recommendation/s**

11. The purchase of the land adjacent to the infant school will facilitate the County Council in meeting the objective of accommodating the increased primary numbers in the village of Radcliffe on Trent.

### **Statutory and Policy Implications**

12. This report has been compiled after consideration of implications in respect of crime and disorder, finance, human resources, human rights, the NHS Constitution (Public Health only), the public sector equality duty, safeguarding of children and vulnerable adults, service users, sustainability and the environment and ways of working and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

## **RECOMMENDATION/S**

- 1) That approval is given to the acquisition of land adjacent to Radcliffe on Trent Infant School to facilitate a proposed site expansion on terms set out in the exempt appendix.

**Jas Hundal**

**Service Director – Environment, Property & Transport**

**For any enquiries about this report please contact: Brian Hoyle 0115 977 2479**

### **Constitutional Comments (CEH 26.01.16)**

13. The recommendation falls within the remit of Finance and Property Committee by virtue of its terms of reference.

### **Financial Comments (GB 01.02.16)**

14. The financial implications are set out within the report and exempt appendix.

### **Background Papers and Published Documents**

15. None.

### **Electoral Division(s) and Member(s) Affected**

16. Ward(s): Radcliffe on Trent  
Member(s): Councillor Mrs Kay Cutts

File ref.: /BH/SB/

SP: 3000

Properties affected: 01527 - Radcliffe-on-Trent Infant/Nursery School