

Option 1 Relocate Reigate Priory Junior School onto a new site at Woodhatch Place

The school would move out of the current building and transfer to a new site at Woodhatch Place, the only available site which met the criteria in a site search completed in August 2023. The site is less than 1 mile, from the current site. This option is subject to the necessary planning permission. Since the move would be to a site less than 2 miles from the current site, there would be no obligation for further consultation on this option, if approved. We currently estimate that if this option is adopted and the necessary permissions are obtained, the new site should be open in September 2026.

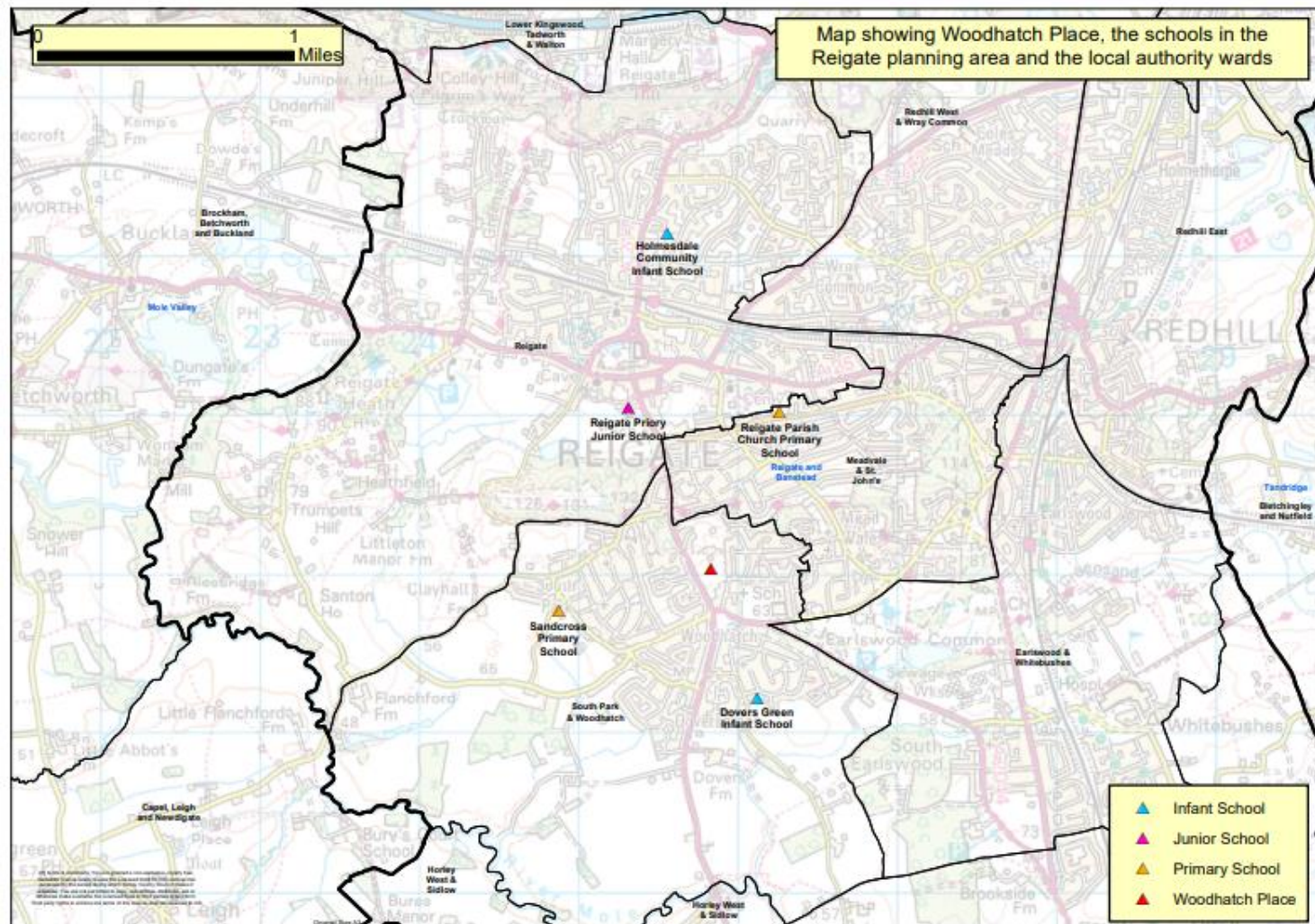
ADVANTAGES

DISADVANTAGES

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| <ul style="list-style-type: none"> • Educational Impacts - Does this option provide school places that are fit for the future and accessible to pupils in the local area? Does the option support the vision that children and young people are safe and feel safe and confident and that everyone benefits from education, skills and employment opportunities that help them succeed in life? | |
| <ul style="list-style-type: none"> • No change to the capacity to offer 600 school places. • Decreased distance pupils travel to school for some pupils. The site is nearer to one feeder school, Dovers Green Infant School. • School can remain operational in existing site away from construction. • The school leadership team are committed to maintain the standard of education on a new site. • New bespoke building providing fully accessible and modern learning environment. • Opportunities to improve inclusion and accessibility for pupils with additional needs is maximised. • Fully enclosed site, with dedicated sport and play facilities, improving security and safeguarding. • This option enables the school to consider future opportunities that are not possible on the current site (such as converting to an Academy, establishing an SEN Unit, lowering the age range to become a primary school and/or establishing a nursery). • There were no other suitable sites available, within a 2 mile radius of the current site, in a site search completed in August 2023. • Opportunity to take forward any ideas shared during this consultation period to the planning submission and also to any transport and travel plan. | <ul style="list-style-type: none"> • Transition plans needed for pupils moving to a new site, particularly for pupils with additional needs. • Increased distance pupils travel to school for some pupils. The site is further away from one feeder school, Holmesdale Infant School. |

Financial Impacts (Is this option affordable and value for money?)	
<ul style="list-style-type: none"> • £10,689,000.00 of total costs funded through Priority Schools Building Programme (PSBP) 2 funding • Reigate Priory Junior School will benefit from significant reduction to energy bills, as per the Net Zero Carbon operational design. • Cost containment as the current building costs 1,108% more to run than an equivalent sized Primary School. • No revenue cost implication for the provision of temporary accommodation whilst the new school is constructed. • Most cost effective option identified at this stage to deliver 11FE. 	<ul style="list-style-type: none"> • Circa £25m Capital Costs (Total cost, including £10,689,000.00 of DfE funding).
Feasibility (Is it achievable and sustainable?)	
<ul style="list-style-type: none"> • At time of publication, the closest feasible site, to the current school site, identified through a site search completed in August 2023. • The designs can be amended based on the planning application refusal reasons as handed back to applicant in February 2023 • Improvements can be made to travel and transport planning to improve journeys between the infant schools and the junior school. 	<ul style="list-style-type: none"> • The planning application may not be approved even with amendments. • Main entrance accessed in close proximity to a principal highway requiring enhanced consideration for highways safety and travel strategy
What decisions are needed after Surrey County Council Cabinet decision?	
Planning permission	
Timescales (When could this be achieved?)	
Subject to the outcome of this consultation, the planning application could be resubmitted in March 2024. Subject to permissions and any delays, the project could aim to relocate the school for September 2026.	
Risks and Issues	
<ul style="list-style-type: none"> • Planning application may be refused. • Parents and members of the public raised objections when planning permission was sought in February 2023. There is now opportunity to make improvements to the proposal before Cabinet make a decision on which is the preferred option. • The increased distance from Holmesdale Infant School means that some journeys will increase, particularly for parents where one child attends Holmesdale Infant School and one child attends Reigate Priory Junior School. • Risk due to the status and condition of the building that there would be an urgent need to find school places for up to 600 pupils if conditions deteriorate on the current site. This could mean temporary accommodation on the current site or the proposed new site. 	

Map showing location of primary schools in the Reigate planning area and the proposed site at Woodhatch Place*



*See Annex 4 for maps showing schools in neighbouring pupil planning areas