

## Theale Parish Council

### PUBLIC NOTICE – INFORMATION SHEET

This Information Sheet should be read in conjunction with the Public Notice published in the Newbury Weekly News on 12<sup>th</sup> July 2018 and 19<sup>th</sup> July 2018, and posted on the Theale Parish Council website on 12<sup>th</sup> July 2018.

The Public Notice refers to five acres of land at North Street Playing Fields, Englefield Road, Theale, on which West Berkshire Council are proposing to build a primary school (Planning Application no. 16/00724/COMIND [www.westberks.gov.uk](http://www.westberks.gov.uk) )

The North Street Playing Fields site is owned by Englefield Estate and leased by Theale Parish Council (TPC) as public open space and sports pitches and, as such, is available for use by the public.

Currently there is space for four full size football pitches plus adequate on-site parking. The release of 5 acres would result in the loss of two full size football pitches and the parking would need to be relocated to another part of the site.

The parish council's current 20 year lease, covering all its public open space, expires in September 2029. TPC is being asked, by West Berkshire Council, to give up the lease on this 5 acres of land in order that they may purchase the land from Englefield Estate and build the aforementioned primary school.

If TPC agree to the request the council will be compensated as follows:

#### From West Berkshire Council –

- £6,500 contribution towards the refurbishment of the parish council's floodlights in the Recreation Ground

#### From Englefield Estate –

- A lease on 2.2 acres of land near to North Street Playing Fields (Planning Application no. 17/00743/FUL [www.westberks.gov.uk](http://www.westberks.gov.uk) ) . This is currently agricultural land and would take approximately two years to convert into land suitable for football. The size of the site restricts the size of any future football pitch here to an Under 15s pitch. West Berkshire Council will pay for the conversion of the land from agricultural to sports pitch and will be responsible for the installation of fences and security gates to the site.
- A new 25 year lease (to start when current lease is released, ie 2018)

Further information on the issue of the proposed new primary school in Theale is available on the 'News' page of the parish council's website.

Legislation requires the parish council to seek 'best price' for any public asset that it may consider disposing of (in this instance the public asset is the lease on the 5 acres of land) and, as part of that process, TPC is required to consider any objections received in relation to the proposal before making a final decision.