

Introduction - The Plan

Background

Many thanks for attending today's exhibition.

The Broxbourne School has organised this exhibition to ensure the local community has an opportunity to express their views and contribute ideas with regard to this development

We have assembled a team of Professionals to ensure we deliver the best possible development for the school and the wider community. Many of the team are available at this exhibition today to answer any of your questions. The team includes:

- Cornerstone – the school's agent and project manager
- Architecture PLB – architects
- Strutt & Parker – town planning consultants
- i-Transport – transport planning consultants

Why is a new school building needed?

- Broxbourne School is a very popular and high performing school. The teaching and learning environment is very important to our aims. In order to continue to achieve high standards and to deliver positive outcomes for our students it is essential that we have new buildings to address sustainability, suitability and condition issues.
- We would like to ensure that the new school buildings can accommodate an additional form of entry for each year group. This will offer increased opportunities for local children to attend the school and create more flexibility in delivering a first class curriculum.
- It will also be important to ensure that the impacts of accommodating additional students can be addressed through the development of a new school e.g. we would provide additional parking spaces and a drop off area to remove cars from existing roads.

Why housing alongside the new school?

- Although new school buildings are required, we do not qualify for government funding; as a result we have had to look at alternative approaches to funding school improvements.
- Broxbourne Borough Council is required to identify land for additional homes in the Borough. This represents an excellent opportunity to provide homes in a way that will deliver other community benefits in the form of a new school and a leisure hub.
- We feel this is a good location for homes. It is next to an existing residential area,
- Homes provided here will mean less pressure to meet the housing need on the Borough's open countryside.
- Broxbourne Borough Council is currently preparing plans and strategies for how the Borough will grow and develop in the future. The most recent approved draft framework document proposes land be allocated at Broxbourne School for new homes, enabling the construction of a new school on part of the adjoining playing fields.

"New buildings to address sustainability, suitability and condition issues"

"An additional form of entry for each year group - increased opportunities for local children to attend the school"

"Broxbourne Borough Council is required to identify land for additional homes in the Borough....Homes provided here will mean less pressure to meet the housing need on the Borough's open countryside"

"New pitches will be available for both the school, and - outside of school hours - use by the wider community."

"Details of proposals have yet to be decided and that is why we are asking for your views today.... Please ensure questionnaires are returned to our planning consultants by 28 December 2015."

THE BROXBOURNE LOCAL PLAN

A FRAMEWORK FOR THE FUTURE DEVELOPMENT OF THE BOROUGH
A Duty to Cooperate document

2016 - 2031



VISION, OBJECTIVES, GROWTH TARGETS AND KEY ALLOCATIONS

October 2015
Version 4



Achievement & Opportunity
for All

Background - Site

What about the leisure hub?

- New development offers the opportunity to provide playing pitches, both grass and artificial, as well as hard courts.
- These new pitches will be available for both the school, and – outside of school hours – use by the wider community.
- In addition indoor sports provision will be significantly improved for joint use. We feel this will be a significant benefit to the local community, providing additional sports provision for local people to enjoy.

This consultation

- We have a team of specialist consultants who are looking at the potential impact on issues such as roads in detail, and how these will need to be addressed.
- Details of proposals have yet to be decided and that is why we are asking for your views today.
- Please take the time to complete and return the questionnaires that are available at this exhibition, so you can express your views on the future development of this land.
- Please ensure questionnaires are returned to our planning consultants by 28 December 2015, to the address on the bottom of the questionnaires.

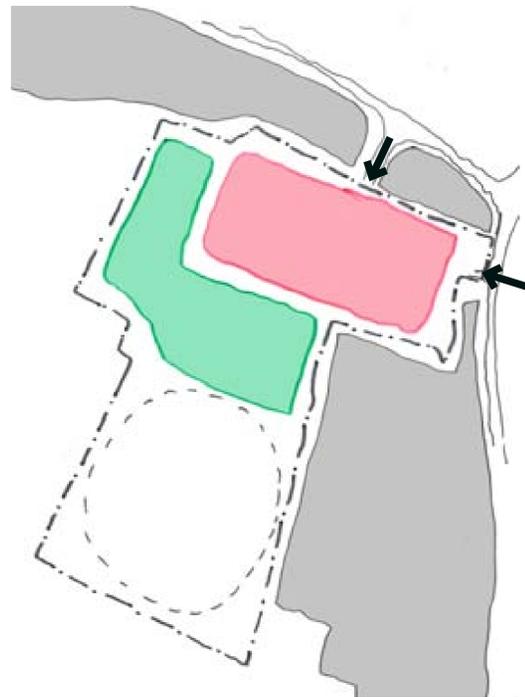
What happens next?

- After this consultation, we will review your comments and suggestions, and we will prepare a suggested final plan for submission to Broxbourne Borough Council.
- Before we submit this plan to the Council through a planning application, we will ask for your views again on our suggested final plan.
- Dates of the second consultation have yet to be determined. We anticipate it will take place towards the end of January 2016, allowing us time to properly consider and address responses to this first consultation.
- Once consultations have been completed, a final plan will be prepared and submitted as part of a planning application to Broxbourne Borough Council.
- As part of this planning application we will include a 'Statement of Community Involvement' which will explain how we have consulted with the local community, what you have told us, and how this feedback has shaped our proposals.
- Broxbourne Borough Council will determine the planning application, and decide whether to grant or refuse planning permission. As part of the consideration of the application, the Council will themselves consult local residents on the plans submitted to them.



New School - Location

- New School
- Proposed Housing
- School Playing Fields
- Existing Residential
- Access Points



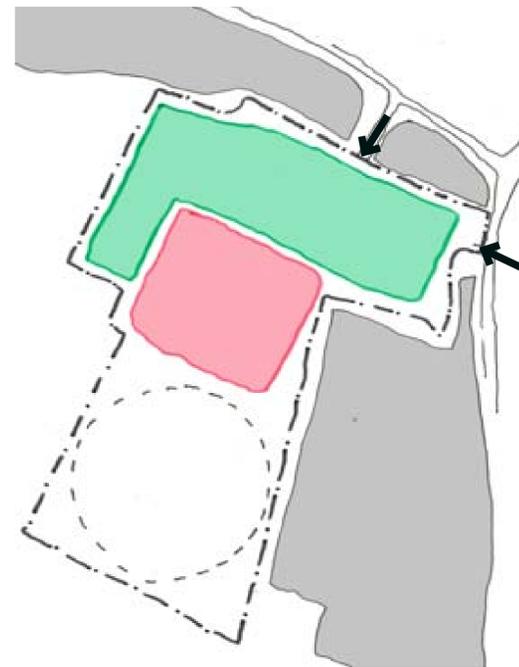
Option A

Pros:

- School frontage onto High Road.

Cons:

- Poor access to housing around edge of school.
- Poor connection between school and playing fields.
- Temporary accommodation required while new school is built on site of existing.



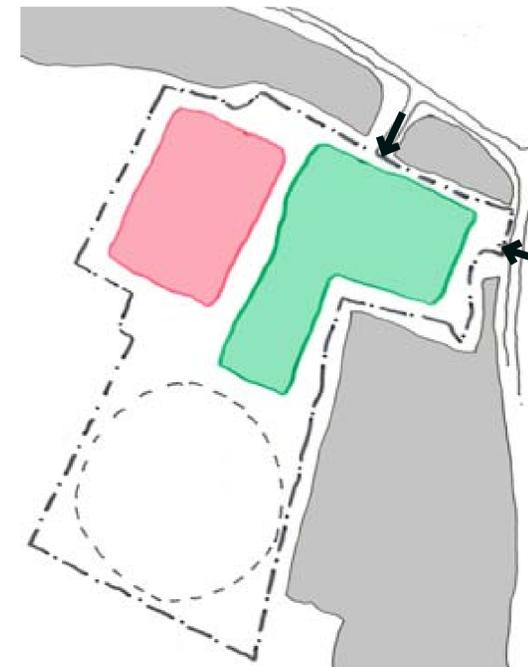
Option B

Pros:

- Good access to housing.
- Good connection between school and playing fields.
- New school can be built while existing still in occupation.

Cons:

- Access to school through housing.
- School has no frontage onto High Road.
- School not visible from High Road.



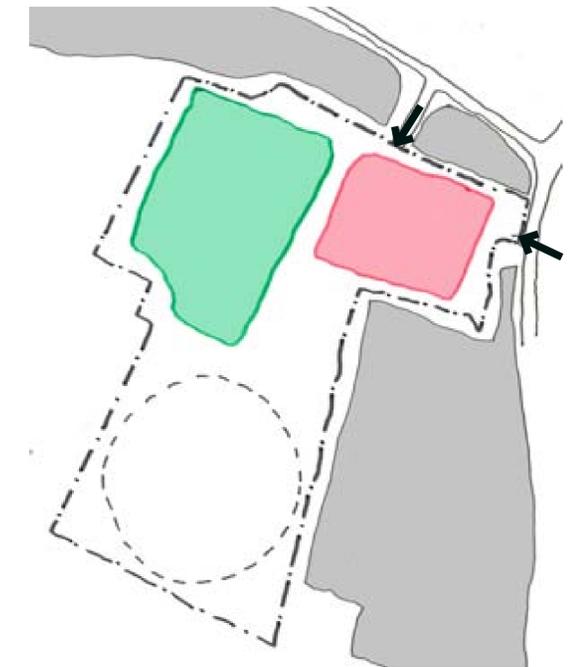
Option C

Pros:

- Good access to housing.
- School visible from High Road.

Cons:

- Access to school through housing.
- School has no frontage onto High Road.
- Poor connection between school and playing fields.
- Temporary accommodation required while new school is built on site of existing.



Option D

Pros:

- School has frontage onto High Road.

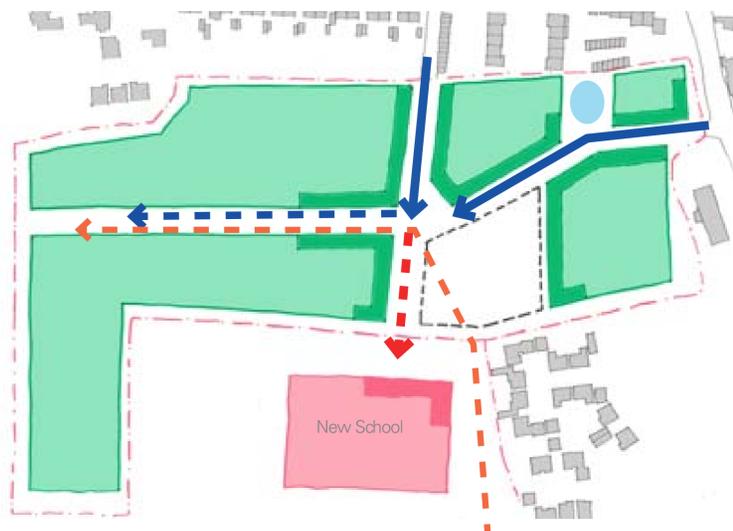
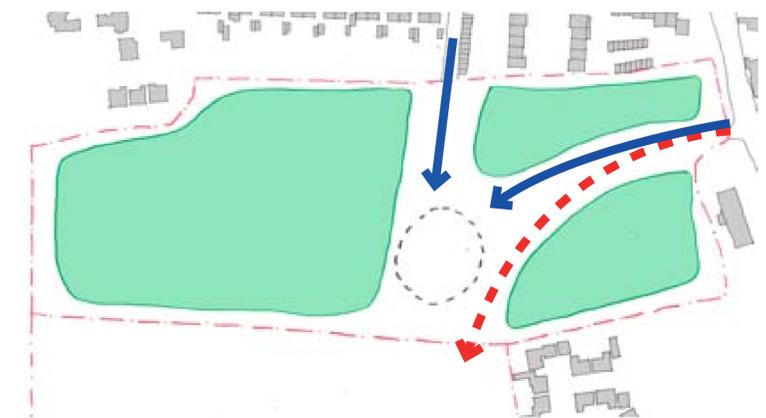
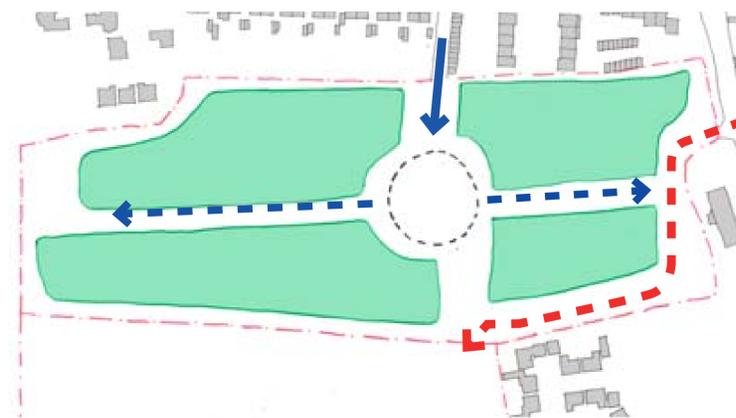
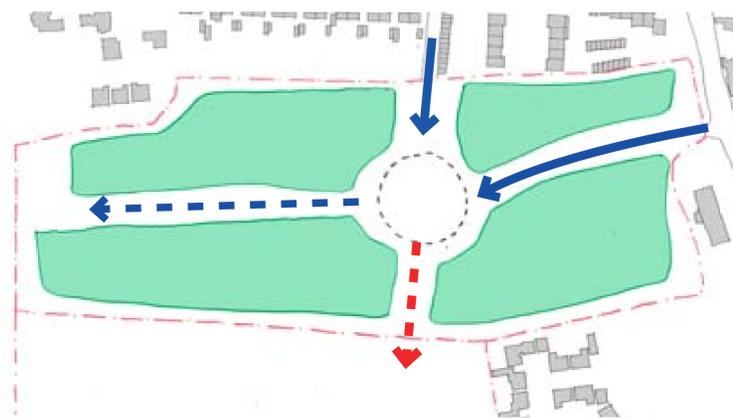
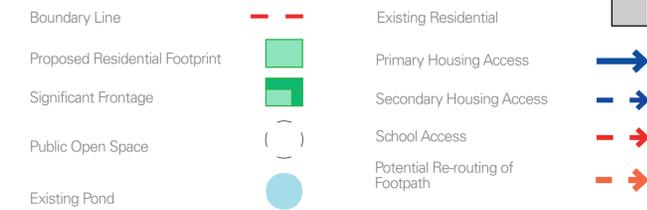
Cons:

- Poor access to housing from Bell Lane.
- Poor connection between school and playing fields.
- Temporary accommodation required while new school is built on site of existing.

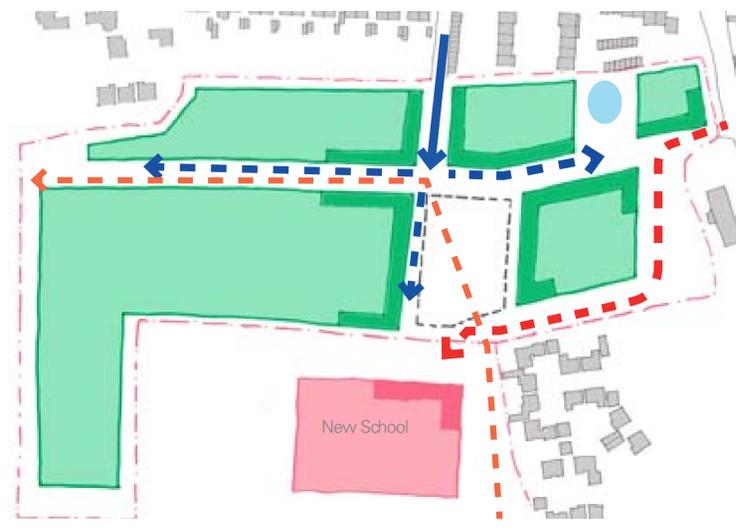


Residential Arrangement

Having evaluated the various options for the housing and new school locations we concluded that Option B was the preferred arrangement. The following diagrams therefore look at alternative configurations for the housing as a development of Option B.



Option B.1



Option B.2



Option B.3

Preferred School Strategy



Residential Character



apartments



articulation



detached

detached linked



semi-detached



terraced

