



Planning Policy Context Statement

Project: Broadwater School Expansion (23-01-101888)

Revision: V1_200708

1.0 Broadwater School

Broadwater School, established in 1968, is currently a co-educational community secondary school providing education to 11-16 year olds (Year 7-11). The school is owned and maintained by Surrey County Council. The current student population is 561. The size of the school helps to generate its distinctive ethos and atmosphere, where the individual is known and catered for. Students are able to develop their characters and gifts, not only through their studies, but also through extensive opportunities in sport, drama, music and the arts. High expectations of students and staff ensure that the school community achieves personal, social and academic success. The school received an Ofsted inspection in October 2019 under the new framework and achieved a 'GOOD' overall judgment with OUTSTANDING in Personal Development

2.0 Education Need for School Expansion

Surrey County Council is proposing that Broadwater School is expanded from a PAN of 120 (4 forms of entry) at Year 7 to a PAN of 150 (5 forms of entry), from September 2021. As a result, the school will be enlarged from a 600-place secondary school, 120 places per year from Year 7 to Year 11, to a 750-place secondary school.

Broadwater School has offered above their PAN to 140 places for September 2020 and the two years previous. Waverley is experiencing a significant increase in the demand for school places, reflecting both a rise in birth rate, increased house building and migration within the area. The school is well located to meet local demand. Officers are of the view that the provision of an additional 1FE is necessary and the proposals meets the need for additional spaces in the most effective way. The School enjoys a large site and can accommodate the additional pupils appropriately. It is a very positive development, which is likely to mean that more local pupils will gain a place at the school in the future.

3.0 Broadwater School Site Location

The school is located on the eastern edge of the village of Farncombe, approximately 3 miles North East of Godalming. The site area is 6.7 Ha and will be unchanged. School buildings are predominantly single-storey with the south-west side of the building extending to a maximum height of 4-storeys. The school buildings occupy the northern eastern part of the site. The school has a generous playing fields to the west of the main building and high-quality artificial grass pitches to the East. The school site is located within a large parcel of land that comprises a variety of sporting and civic facilities.

Pedestrian and vehicular access is via Summers Road, which runs along the North boundary of the site. There are a number of small parking areas around the building for staff and visitor parking. The school has a one way system in place at the front of the site, with the West gate used as the entrance and East gate used as the exit. There are parking restrictions along one side of Summers Road (double yellow lines) to encourage sustainable travel and reduce congestion outside the school gates.

The school site boundary is typically 'green' in nature with large hedges and mature trees, which help to soften the boundary and screen the school from neighbouring residential properties. The school is situated in the Green Belt.



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4.0 Scope of Proposed Development

The proposal to expand the school requires an assessment of the existing facilities against Area guidelines for mainstream schools Building Bulletin 103 (2014) together with an understanding through briefing with Surrey County Council and Broadwater School of specific needs. The following proposed works have been developed in conjunction with the key project stakeholders and fulfil the brief to expand the school by 1FE:

- A new single storey build dining hall block with new kitchen designed for a school capacity of 750 students (5FE secondary school – 11 to 16 years old) is proposed in the location of the existing car parking courtyard in the north west of the site. The location of the new build has been carefully considered to be set within an existing enclave and will connect by covered canopies to existing circulation routes. The external works related to the new build include an outdoor dining area, car parking and a loading bay for the kitchen facing Summers Road all to be screened by new tree planting.
- The provision of the new extension will enable refurbishment of the existing dining hall to provide a new studio space and kitchen area will be refurbished to provide specialist teaching accommodation for pupils with special education needs. The current studio will be refurbished to provide a new general classroom.
- The proposed development also includes an extension to an existing science laboratory to provide a new prep room.
- Existing pupil wcs will be refurbished to provide Unisex WCs to provide a balanced distribution of toilets throughout the building, reduce travel distances and resolve concerns about safeguarding and cleanliness.
- To facilitate the expansion by 1FE additional cycle parking and car parking has been provided as close as possible to the main school entrance close to existing provision.

The construction of the proposed new build block and science extension is to be carried out in phases. It will be necessary for some activities to be undertaken at certain times to avoid disturbance to the school. These will be planned suitably with a contractor to be appointed later this year.

5.0 Planning Context

It is required to submit a Regulation 3 Planning Application to the Surrey County Council Planning Authority. The building 'Use Class' (D1) will remain unchanged. The development proposal has taken account of relevant national, regional and local planning policy. The key planning policies relate to development within the Green Belt and compliance with Development Plan policies relating to visual and residential amenity, design, transportation, effect on outdoor sports provision and impact on trees.

A separate 'Green Belt Statement' will be submitted alongside the application to set out the factors that exist which are considered to amount to very special circumstances and to demonstrate how great care and respect has been given to the site's semi-rural and Green Belt location. The National Planning Policy Framework underlines the Government's direction to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Great weight should be given to the need to create, expand or alter schools.

The project team have liaised with the Planning Authority prior to submission to discuss general planning principles, validation requirements and subsequent feedback. Regular engagement meetings have been held with the school leadership team and this has resulted in a proposed layout which meets the needs of the school. Regular meetings will be held with the school throughout all stages of the development.



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A public consultation exercise, which includes this document, is being undertaken to enable parents, neighbours and school staff to be informed about the proposed development at the school and provide feedback that can be incorporated into the scheme.