The County Council is currently in the process of a statutory consultation with the local community as to whether or not to proceed with the relocation and enlargement of Westfield Community Primary School from its current site to the High Leigh Garden Village development. You may have attended a public exhibition at the school on the 23rd January or received a consultation letter which described the proposals for the enlarged and relocated school.

The Head Teacher and the Governing Body of Westfield School are supportive of the relocation and enlargement principle and have been involved in discussions with the County Council about what a new school might look like and how it could be accommodated on the High Leigh site.

This exhibition outlines proposals for the residential re-development of the existing Westfield Community Primary School site, should the school move to the High Leigh Garden Village development. The exhibition sets out the details of the proposals and seeks your views on them.

The County Council is proposing to obtain planning permission for residential development on the site. It should be noted however, that the County Council will probably not be developing the site itself, but are likely to be dispose of the site to a residential house builder with the benefit of outline planning permission. The scheme which is on display today, subject to any changes made as a result of representations received, is the one which will be the subject of the planning application. It is one way which dwellings could be provided, but the eventual developer could apply to the Borough of Broxboune Council for a different type of housing scheme.

The purpose of the exhibition is to seek your views on the building proposals prior to the application being made.
The Borough of Broxbourne is currently preparing a Local Plan (2018-2033) which will replace the existing Local Plan 2001-2011. The Council has published an Interactive Map of the Local Plan showing the policies and land use designations in the Borough together with additional mapping data.

The Interactive Map shows the Westfield Community Primary School as an Urban Capacity / Strategic Housing Land Availability Assessment (SHLAA) site. This means that the site has been assessed by the Borough Council within its updated SHLAA (June 2017). The purpose of the updated SHLAA is to identify a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period.

This does not mean that the school is being allocated for residential development in the current Local Plan, rather that the Borough Council considers that the site would be appropriate for residential development if it is no longer required by the school.

The SHLAA says the following about the site.

**Suitability Comments:**

“The site has been identified for relocation into the High Leigh development. Subject to this relocation, the site is considered to be suitable for development due to the following reasons:

- The site is previous developed land in an existing settlement boundary. The re-use of previously developed land is one of the 12 core land-use planning principles that underpins plan-making and decision-making.

- The site is considered to be in a sustainable location; it is close to primary and secondary education, close to local facilities and is close to some modes of sustainable transport. It is also within the sustainable distance recommended by Barton et al (2010) for a doctor’s surgery, leisure centre, hospital and green space/local park.”

**Availability Comments:**

“The site is considered to be available for development. The school will be relocated to the new High Leigh Garden Village development. As a result of this re-location, the site will become vacant and available for development.”

**Achievability Comments:**

“The site is considered to be achievable. Clearance of existing structures will need to take place, however the site benefits from connections and proximity to existing infrastructure.”
Pre-application consultation is recognised as an important process in achieving good design and the County Council has already engaged in early consultation with the local planning authority.

**Consultations**

An illustrative housing layout was submitted to the local planning authority (Borough of Broxbourne Council), to seek the views of planning officers.

The conclusion of the Borough Council in their pre-application advice was that residential development on the site is acceptable in principle, subject to the appropriate re-provision of the school.

A revised illustrative layout has been prepared, taking account of the Borough Council’s comments, as illustrated at this exhibition.

**Technical studies and investigations**

A range of technical studies and investigations has been carried out by specialist consultants, including:

- Topographical Survey, which accurately plots all levels, trees and hedgerows
- Tree Survey, which surveyed 41 individual trees or groups of trees, 37 of which were of the lowest categories (C and U). There were no category A trees on the site.
- Phase 1 Geo-Environmental Site Investigation, considered the ground conditions of the site and any potential contamination
- Preliminary Ecological Appraisal and Bat Assessment, which confirmed that the site has very limited ecological value
- Archaeological Desk Based Assessment, considered the archaeological potential of the site and the significance of any heritage assets
- Highway and Access Appraisal, which concluded that the proposed development will result in a potential net reduction in traffic generation and is located such that future residents are able to make journeys without recourse to the private car
- Flood Risk Assessment, which shows how sustainable drainage can be accommodated on the site

These studies have helped to get a better understanding of the site.

The proposals that are the subject of this public exhibition have taken account of the comments of the local planning authority, as well as the constraints and opportunities of the site and the results of the technical studies and investigations.
In developing the illustrative site layout, a number of design considerations have been adopted to create a high standard of design (in accordance with Borough Council Design Guidance), to respect the existing environment, to create a sustainable development, as well as taking account pre-application comments received from the Borough of Broxbourne.

**Development principles**
- Provide an appropriate mix and density of housing units
- Protect residential amenity of surrounding properties
- Efficient use of land

**Access and parking**
- Vehicular access should be from Westfield Road
- Car parking provision should be in line with the relevant standards
- Internal road geometry suitable for turning of Refuse Collection Vehicles

**Landscaping and ecological considerations**
- The removal of Category C trees where they will constrain the development potential of the site
- Provide a balanced distribution of hard and soft landscaping elements
- The development should have no adverse impact on species or habitats of importance

**Flood and drainage**
- Provide an appropriate drainage strategy for the site which incorporates the principles of SUDS

**Open space**
- Provide an appropriate level of on-site public open space, which is of a high quality and likely to be useable to future occupiers of the site

The design of the scheme is shown on the illustrative plan below. It includes 37 two, three and four bed houses. It is anticipated that 40% of these homes will be affordable.
The views of everyone attending this exhibition are an important part of the process of consultation. Following the exhibition the County Council and the consultant team will evaluate the responses and decide whether any changes need to, or can be made, to the current proposals before they are finalised.

The final decision on the proposal to re-locate the school will probably be taken by the County Council later in 2018, having taken into account the views of the School Governing Body and the outcome of the statutory consultation. An outline planning application for residential development on the current Westfield School site will be submitted to the Borough of Broxbourne, at the same time as a full planning application for the new school is submitted to the County Planning Authority before a final decision is made.

The Borough of Broxbourne planning department will manage the residential planning application and any changes to the scheme once the application is submitted. The planning application will be allocated to a specific case officer. You will be able to formally comment on the planning application once it has been submitted to the Borough of Broxbourne, who will carry out neighbour consultations.

We would like your views on the scheme proposal you have seen today. To assist with this, we would appreciate it if you would fill in a questionnaire before you leave the exhibition, and leave it in the responses box provided, or alternatively send it to

Westfield Community Primary School Consultation
Vincent and Gorbing, Sterling Court, Norton Road, Stevenage SG1 2JY

by the 1st March 2018.

All comments will be passed on to the Borough of Broxbourne.

If you wish to view these exhibition panels after the exhibition they will be displayed for a period of 7 days at:

www.vincent-gorbing.co.uk/consultations
www.hertfordshire.gov.uk/consultations

Thank you for coming to visit the exhibition today.