

Berkeley Homes / Howard School Development

Notes of meeting of the Effingham / Berkeley Homes / Howard School Liaison Group held 12th June 2018 in the Parish Room.

Those present:

EPC – Cllrs Keith Cornwell, Ian Symes & the clerk.
GBC & EPC – Cllr Liz Hogger
EFFRA – Vivien White, Ian Smith.
Effingham Resident (Expert Advisor) – Philip Davies
Berkeley Homes – David Gilcrest & Olivia Forsyth
The Howard Partnership Trust – Rhona Barnfield & Catherine Wallace.
Scott Brownrigg (architects) – Michael Oliff, Clive Barton, & Conrad ?

1. Overall timetable/phasing for planning applications and building work

The phasing of the development will follow the plan in the S106 agreement, with the school and residential development on Effingham Lodge Farm (ELF) first, followed by the existing school site and Browns Field.

New school:

Berkeley Homes advised that they were working towards the new school being built in time for opening in September 2020, with building work starting in February 2019. They hoped to submit a reserved matters planning application into GBC towards the end of July, and for this to be considered by the planning committee in October / November.

Playing Fields:

BH confirmed their intention to construct the new school playing fields in time for the school opening date (Sept 2020) – and that these fields would be to Sport England standards.

The school and playing fields will be constructed by a specialist contractor. Firms invited to tender all suggest a construction period of 18 months will be required.

Residential sites:

BH intend to develop the residential site on ELF concurrently with the school, with a reserved planning application likely to be submitted later this year, perhaps September.

2. Design of the new school buildings

The original design for the school had been updated with a new central entrance, on a reduced foot print, and with the middle area now covered over to provide an 'internal mall'. The heights are now more varied presenting a less monolithic

elevation, with more glazing. The height would be 3-storey on the western 'arms', decreasing to two-storey on the eastern side and one-storey for the Callum Centre to south east. The aim is for natural materials such as brick, tiles and timber, and there will be a small sedum roof over the Callum Centre play area.

It was requested that the architects should take account of Effingham's Neighbourhood Plan policy ENP-G2 'Landscape, Heritage, Character and Design'.

BH advised they would be presenting the new school design to a 'Design South East' panel for consideration, at the request of GBC. This is scheduled for 27 June at KGV. It is not a public session, but LH, VW and a parish councillor (AM) are invited to attend as observers.

BH agreed to supply hard copy plans to the parish council, as they become available.

3. Layout and landscaping of the new school site, including wildlife protection measures

Additional green space now separates the school from the eastern boundary, providing a strip of grass and trees a minimum of 5.5 metres wide along the line of the wildlife corridor, and there will be a buffer strip between the pitches and Thornet Wood and on the eastern edge of the fields. There was also a lengthy conversation on light pollution in relation to the protection of bats. Low level lighting has been requested by EPC for all areas where possible, to protect bats and to align with Effingham's NP policy ENP-EN4 'Dark Skies'.

EPC expressed an interest in seeing the Biodiversity Enhancement Plan before it is finalised.

It was hoped that school parents dropping students from Bookham would not be forced to exit via Effingham Common Road due to drop-off congestion in the school car park, as this would result in more traffic over the double mini-roundabouts. It was suggested that a mini-roundabout could be incorporated into the link road at the entry to the school car park, to enable parents to turn-around easily and return to Lower Road.

The more compact school footprint now allows a more extensive green space on the Lower Road frontage, with the school set further back. However it will be necessary to accommodate a nursery school on site, and this has not yet been included in the plans.

4. Provision of parking at the new school

THPT confirmed that there would be 300 car parking spaces provided on the new site, as in the outline plans, which is in the region of 170 additional spaces to those currently available. THPT stated this should be enough to accommodate both school and Trust staff, and sixth-formers.

It was requested that consideration should be given to providing parking for 6th-formers' cars within ELF asap, to reduce current parking problems on narrow local roads.

RB agreed to provide THPT employee numbers.

5. Highways works, both on site and works on local roads as in the S106 agreement (particularly on The Street)

BH confirmed they were about to start the section 278 process regarding highway works with SCC. It was confirmed that the major highways works would need to be completed before the new school opened.

EPC provided a suggested alternative layout for The Street, with the kerb build-out moved to the eastern side, and an extra kerb-buildout on the southern corner of Crossways. This would move traffic further away from the Housing Association homes, and potentially offer a continuous footway down the eastern side of The Street, and improve visibility for pedestrians and vehicles exiting Crossways. It might remove the need for a kerb-buildout south of the shops.

DG offered to ask their highways consultants to draw up plans for this, and it was suggested EPC could join in a meeting with SCC highways to discuss this and other highways issues including the mini-roundabout at Effingham Junction. (BH intend to change their highways consultants rather than continuing to use Glanvilles.)

6. Construction Method including routes for construction traffic and parking for construction vehicles

BH confirmed it was their intention to build a 2-way access road from Effingham Common Road asap onto the Effingham Lodge Farm site, to serve construction traffic and keep it out of the village centre, and on-site parking will be provided.

BH confirmed they will be submitting a Construction Management Plan to SCC asap, and will check the railway bridge weight rating at Effingham Junction.

Concerns have been received by residents regarding piling methods and vibration – BH assured the percussion method would not be used.

Sewerage problems have been experienced recently in Little Bookham, where the system is considered poor and un-mapped. The architects SB confirmed their construction section would look closely at this.

7. S106 funding for the King George V Hall

BH confirmed it was not their intention to undertake the improvements at the KGV Hall themselves and they would be happy to transfer the agreed sum to GBC. This would probably be done in 2020 before the opening of the new school.

PD suggested an early 'pump-priming' partial payment, to finance architect fees and a planning application, would be useful so that the KGV rebuild was ready to

go as soon as the main funding was received, and this was accepted. PD will liaise with DG over this, and suggested it should be included in the statement of intent BH makes to GBC.

BH advised they were happy not to dictate design and detail for the KGV rebuild, providing the plans were benefitting the community as intended.

LH advised EPC were looking at a 2 year process for the project and this would most likely involve a consultancy company.

All parties agreed that it would be beneficial not to duplicate facilities at the KGV and the School, and that good communication would be key to avoid this. RB agreed to provide a detailed schedule of the sports facilities that would be available to the community in the new Howard School.

The architects advised the indoor sports hall at the school would be 8 badminton courts in size, big enough for basket ball, indoor hockey and cricket, and there will be a fitness suite.

RB confirmed the facilities would be available to the community for 20 hours per week, with staff employed to supervise. The charges would be just sufficient to cover costs.

8. Arrangements for further meetings as necessary, e.g. on highways and reserved matters applications for the residential developments

It is hoped to fix a date for a Highways Meeting asap, and other meetings to discuss the residential sites will follow when appropriate.