



SURREY
COUNTY COUNCIL

Welcome



Welcome to the second public consultation organised by Surrey County Council for the first operationally Net Zero Carbon school in Surrey, at Woodhatch Place, off Cockshot Hill.

Today we are presenting the progress made since our first public consultation in February, where we shared some early design ideas and asked for feedback on a new 600-place purpose-built school building for Reigate Priory Junior School.

Thank you to those that took part in our discussions, sharing your views and local knowledge.

The feedback to date and ongoing dialogue with Planning Officers has contributed to our latest designs, which are displayed here today.

We value your feedback, so please do fill in one of the feedback forms available here today or visit the project website to let us know what you think.

Thank you.



What you have told us

We are committed to listening to you and acting on what you choose to share with us – be it positive feedback or an area where you think we need to improve.

The school

Leaving the current building

While some respondents agreed that the school needed to re-locate, more information was needed to explain why the existing building could not be improved.

“Clearly the current school building is not suitable as a school and an entirely new building would be wonderful for the children.”

“Why can this investment not be made into improving the existing site?”

A five-form entry junior school

Respondents wanted to know why Surrey County Council was seeking to re-provide a five-form entry school.

“Did you look at the option of a combined Infant and Junior school (Priory and Holmesdale) on the site of Surrey Fire and Rescue?”

Overall proposals

New school facilities

Respondents liked the new school facilities.

“I have no doubt the facilities will be fantastic for the pupils.”

“I like the idea of the children having larger classrooms and more suitable communal school facilities such as break out areas and a larger school hall.”

Net Zero Carbon in operation

Respondents welcomed the sustainability initiatives but were worried that increased vehicle trips would weaken their effectiveness.

“Note the plan for it to be carbon neutral which is to be applauded.”

“Surely the extra traffic and congestion created by parents now forced to drive between schools will negate any carbon savings of the building.”

Transport and travel

Travelling to Woodhatch

Respondents felt that more information was needed to explain how parents or carers with children at different schools would travel to the new school site.

“How I will get both children to school from where I live - x1 at Holmesdale & x1 at Priory (and still get to work in time).”

“It’s much further to walk from our home so will have to drive which will increase the traffic through Reigate.”

Pick-up and drop-off

Respondents were worried that the first proposals did not include provision for pick-up and drop-off.

“Please can you be more specific on the on-site parking - what will this facilitate? Parking for drop off and pick up? How many vehicles?”

Accessing the school safely

Respondents felt that more information was required to explain what improvements are planned to the wider highway network to provide safe access in and out of the school.

“I have concerns regarding the safety of children with the current pavement and the volume of parents + children that will need to use it.”

Local traffic

Respondents were concerned by an increase in local traffic.

“I live opposite the site and traffic is still very busy on Cockshot Hill despite most people working from home.”

Site selection

Why Woodhatch Place

Respondents wanted to know more about why the Woodhatch site was chosen and what other options were considered.

“Can you provide details of the next best alternative sites identified for the school?”

Leaving the current building

The Department for Education identified Reigate Priory Junior School in the Priority Schools Building Programme 2, as a site that required significant investment to ensure it could meet the future demands and needs of pupils.

The school and Surrey County Council recognise the emotional attachment the school community has with the existing building. Whilst the school currently does a fantastic job in managing the building's shortcomings, it does require significant effort and resourcing from staff.

Listed buildings can be lovely places for schools, but there are several areas where the current building does not meet modern standards.

- 1. The size of the classrooms** – the classrooms in the current building vary greatly in size and in some instances have visibility issues to the teacher's desk. The new building has been designed to have classrooms in line with current standards.
- 2. The size of the kitchen** – the school kitchen is significantly undersized and unable to deliver 600 meals a day. The kitchen is 25m², where a school of this size should have a 70m² kitchen.
- 3. The size of the dining hall** – the dining hall is only 85m², whereas it needs to be 150m².

4. Safeguarding – a Public Right of Way splits the site in two, with buildings on both sides.

5. Safeguarding – the use of a public park as the sports pitches for the school.

6. Maintenance – the maintenance of a Grade I listed building has a significant impact on the school, who must accommodate the inconvenience and disruption from noise and the closing of spaces to allow work to progress.

Due to the age and various heritage designations of the building, it is not viable to undertake the works required to bring the site up to the required standards. To ensure the future sustainability of the school, it must be relocated.

The Priority Schools Building Programme 2 funding from the Department for Education is only available for improving the current provision, and not changing the educational provision across the area.



Why Woodhatch Place

We carried out a robust appraisal to compare different options to meet the educational need for a new school building. In doing so, we have balanced technical, environmental, programme and cost considerations.

Woodhatch Place was the only site that met all the criteria required to deliver a 600-place junior school building as well as outdoor school spaces. It is the only site that is available within a reasonable time frame, is at least five acres in size and has the fewest planning constraints.

Did you consider Wray Park?

Yes. Since the publication of the cabinet paper of the 29 March 2019 suggesting that the site could be sold for residential development, Surrey County Council's position has changed, and the site is not available for sale or development in the immediate future.

Surrey Fire and Rescue currently operate out of the Wray Park site, and it is not the intention of Surrey County Council to move Surrey Fire and Rescue to an alternative site or ask for them to vacate the site.

The current activity on site, which includes major incident training where large fires are started and training takes place, would not be a suitable neighbour for a school.

The site is also used by Surrey County Council for its duties under the Civil Contingencies Act 2008 and Surrey County Council needs to retain it for this use.

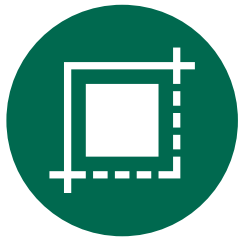
We considered:



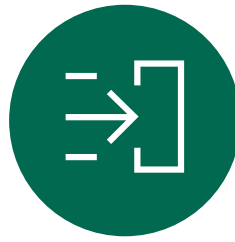
Availability



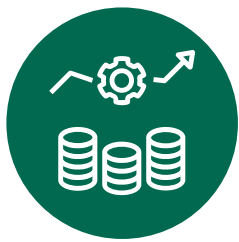
Location



Size



Access



Cost



Planning designations

Benefits of a new school

The school building has been designed closely with Reigate Priory Junior School to ensure specific teaching and operational needs are met, while also expressing the school's character and values.

Through building a new school, we can ensure that the right facilities are put in place to ensure pupils can learn and grow and Reigate Priory can continue to strengthen its aim of 'bringing learning to life both inside and out!'

A new school building would deliver: An enhanced learning environment

- Year group clusters with individual break-out spaces outside classroom groups.
- Spacious classrooms with direct access to outside spaces on the ground floor.
- Large, flexible spaces, including a main hall to facilitate whole school assemblies, plus a small hall and a dining hall.

Modern and safe sporting facilities

- Two all-weather sports pitches, a Multi-Use Games Area (MUGA) and a netball court, all available within a secure site.
- A large main hall and small hall for indoor activities.
- Opportunities for out-of-hours community access.

Net Zero Carbon in operation

- Learning from the technology within the building, with the school's carbon performance used as a learning resource.
- No fossil fuels will be used in the new building.
- Roof-mounted photovoltaic arrays generating electricity from solar energy will be visible from the second floor.

Learning inside and out

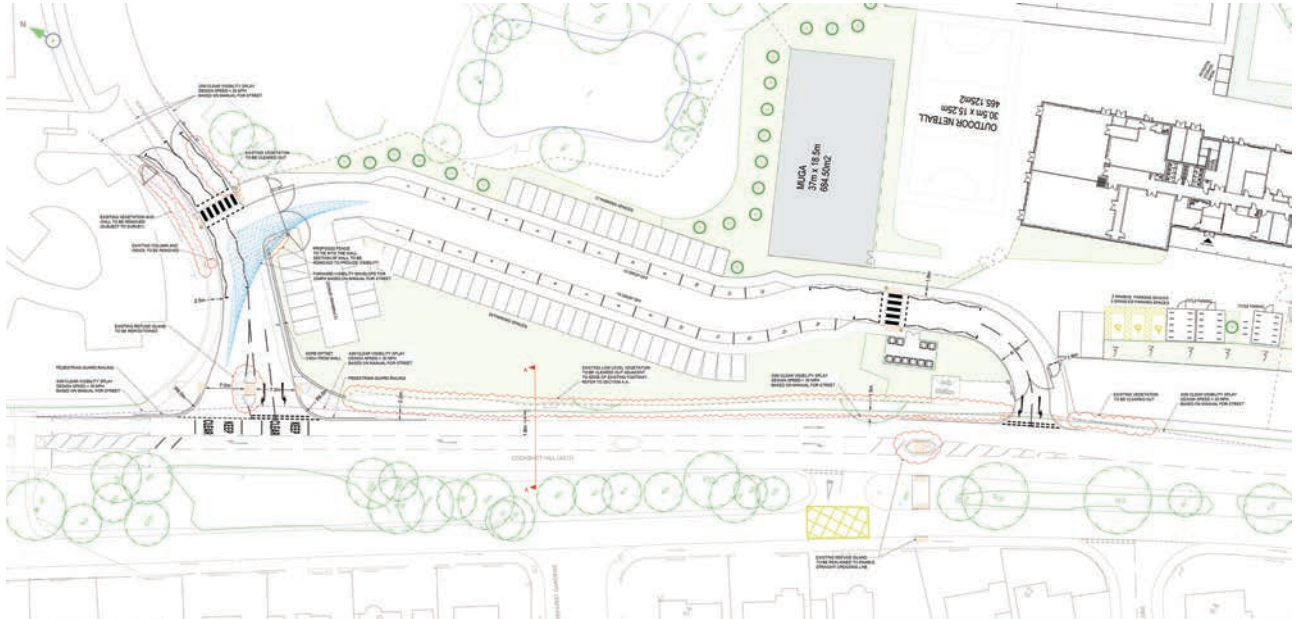
- The existing woodland area to the north east of the site will be designated a habitat area, and utilised as a forest school, for external and environmental learning.





Access and parking

We understand that providing a development that is well connected and addresses traffic and road safety concerns is key for the local community and the school.



During our first public consultation, we explained the key transport planning policies that need to be considered, as well as the data being collected to support the transport assessment and travel plan.

ISG, the school and Surrey County Council have continued to discuss a range of transport initiatives including:

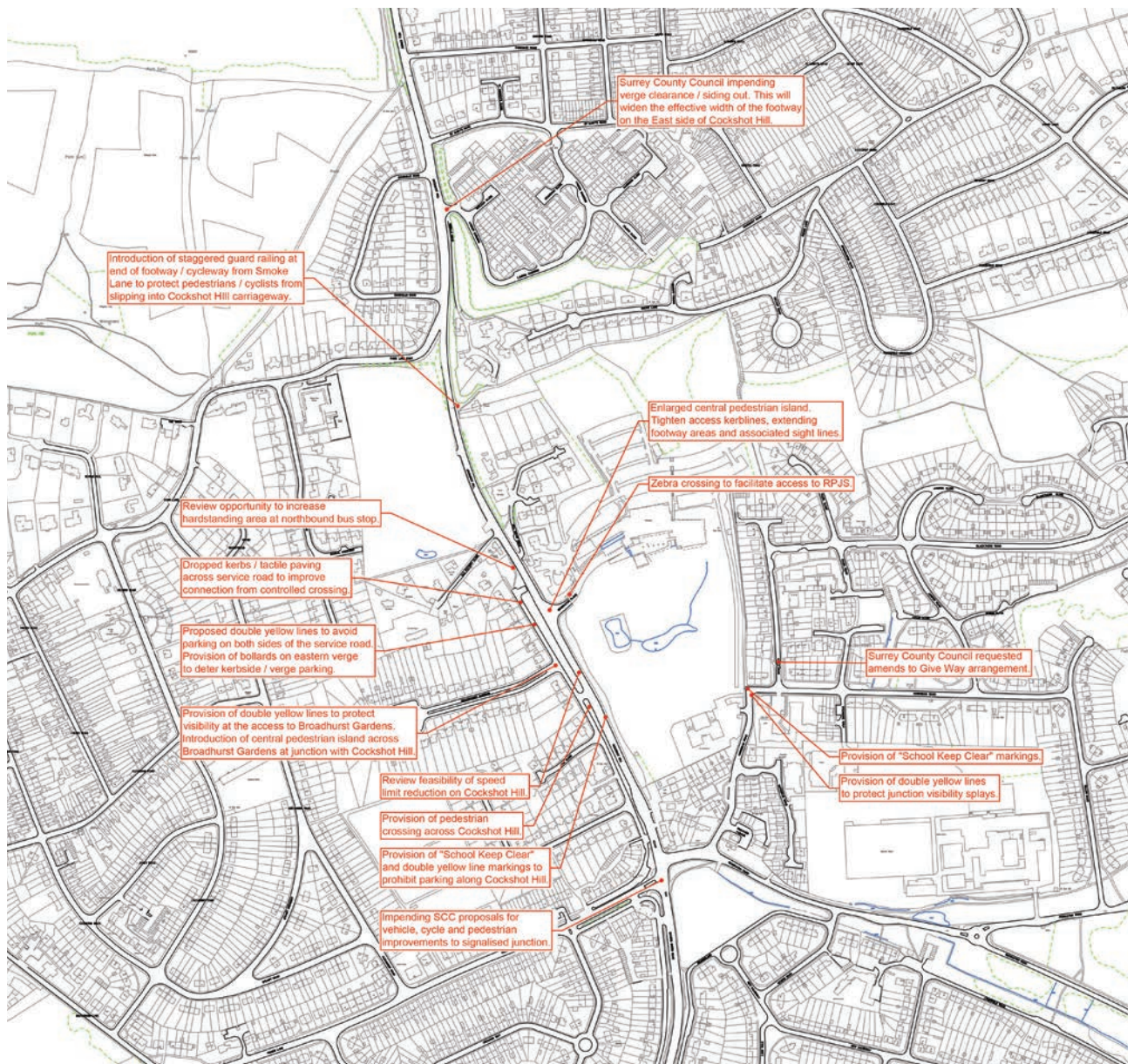
- Realignment of existing Woodhatch access kerb lines and crossing point to slow vehicular access / egress.
- Improved pedestrian and vehicular visibility at Woodhatch access and reduced pedestrian crossing width.
- Installation of pedestrian guard railing at the site access and egress points.
- Widened footway at Woodhatch access for those arriving from the north, and installation of a zebra crossing north of school entrance.
- Footways on both sides of the internal access road including an additional internal zebra crossing.
- 62 parking spaces for staff and visitors (including three disabled bays and two minibus bays) and electric vehicle charging.
- 92 cycle/scooter parking spaces easily accessible from Cockshot Hill and Hornbeam Road.
- Dedicated site egress with separate pedestrian access for those arriving from the south.
- Dropped kerbs and tactile paving across new site egress to facilitate north/south pedestrian movements.
- Existing vegetation to be cleared between existing site fence line and the Cockshot Hill eastern footway to widen the effective width of the footway.
- New central pedestrian crossing and refuge island adjacent proposed site egress, for those arriving from the west.
- Dedicated pedestrian access from Hornbeam Road for those arriving on foot from the east.
- Provision of School Keep Clear markings and double yellow lines to prohibit parking on Cockshot Hill.

We are also exploring opportunities for further traffic calming measures on Cockshot Hill, including a reduction in speed limit to 20mph.



Travelling to the new school

ISG, the school and Surrey County Council continue to discuss a range of transport initiatives to facilitate travel to and from school, and associated parking, including for families with children in local feeder schools.



- Amendment of school start times and extension of supervised play to ensure there is sufficient time to conduct morning drop-off and travel onwards to local feeder schools.
- Amendment of school finish times and phased pupil departures to ensure there is sufficient time to conduct afternoon collection from local feeder schools.
- Provision of breakfast and after school clubs.
- Promotion of local car parks to facilitate park and stride.
- Additional uncontrolled pedestrian crossings.
- Promotion of school car share scheme.
- Liaison with Surrey County Council to accelerate verge maintenance and ensure a regular programme of maintenance (widening the effective width of the eastern footway on Cockshot Hill).
- Footway resurfacing between Smoke Lane / Cockshot Hill and replacement guard railing.
- Implementation of School Travel Plan and associated initiatives.

Several off-site highway improvements are also proposed to facilitate travel by non-car modes and discourage inappropriate parking within the local community. As a minimum these include:

- School Keep Clear markings to protect visibility at rear pedestrian access from Hornbeam Road.
- Provision of double and single yellow lines locally to prohibit inappropriate short stay parking associated with drop-off / collection and deter long stay parking.
- Provision of bollards to deter unwanted kerbside parking, double parking and verge parking.
- Implementation of Car Park Management Plan to signpost on and off-site parking, highlight all local parking restrictions, manage inappropriate parking in residential streets and discourage vehicle idling.
- Implementation of School Delivery and Servicing Plan.

A net zero carbon building

We are creating the first operationally Net Zero Carbon school in Surrey to bring us another step closer to achieving a greener future for the county.

Surrey County Council has signed a Climate Emergency Declaration and pledged to provide leadership to enable Surrey to become Net Zero Carbon by 2050.

The school design incorporates a number of Low and Zero Carbon technologies as well as other industry leading features to minimise on site energy use over the school's lifetime and will derive all of its energy from zero carbon energy sources. Some of the features include:



Industry leading air tightness



Air source heat pumps



High performing building fabric



Highly efficient LED lighting



Minimal heating loads



Photovoltaic (PV) panels



Electric vehicle charging



Heat recovery within ventilation units



SMART building features

While Net Zero Carbon applies only to the operation of the building, there will be a school Travel Plan in place to actively encourage sustainable modes of travel to and from the school by pupils and staff.

Design of the building

At our first public consultation we told you about how our initial site and layout analysis had concluded that a part two storey, part three storey building in the south west corner of the site would be most appropriate.

Today, we have more information about what the building will look like and how it has been designed to minimise impact on neighbours and ensure pupil safeguarding and passive supervision.

The external design approach creates an elegant appearance for the new junior school, with a buff brick used at ground floor level to link the building with Woodhatch Place and compliment the materials used for the adjacent Belvederes residential building.

When viewed from a distance, the darker grey cladding on the upper levels blends into the background, with coloured strips added to match the school colours.

Red trims have been used to highlight the deep window reveals within the building and the main building entrance is indicated by a recess in the overall building volume at ground floor level. This creates a clear entrance point on the approach to the building.



Visualisation of the main building approach from the access road



Bird's eye from south west corner of the site looking towards North and Surrey County Council offices



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Design of the building



Visualisation of the building entrance plaza



Visualisation of the hard play areas looking towards the building from the access into MUGA

ISG



Reigate Priory
Junior School

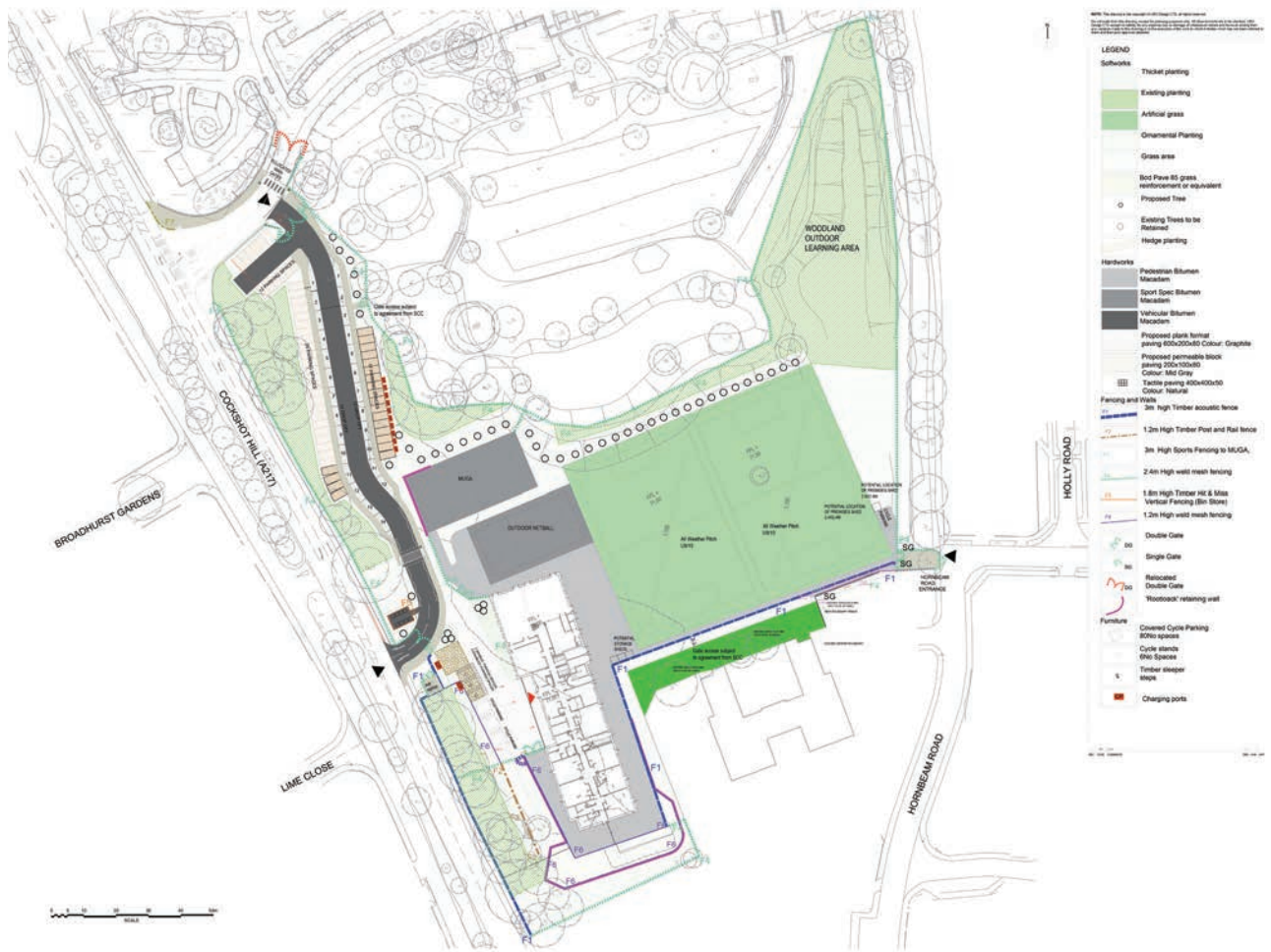


Department
for Education



Landscape design

During the first public consultation we introduced you to the aims of the landscape design, which included integrating the school building into the local landscape, providing visual and acoustic screening, supporting the biodiversity of the site, and providing a range of external spaces for children and staff.



You also asked about the existing trees on site. One of the first steps undertaken was to complete a survey of all the trees in and around the proposed development to understand their current condition.

Only trees to enable the development will be removed, all other trees on site will be retained. This includes retaining the majority of trees on the western boundary to Cockshot Hill and the trees on the north of the existing earth mound on the eastern boundary.

Whilst a number of trees, in and around the site, will be retained, the plans do mean that we have to remove some trees to facilitate the development.



Floorplans



- Key**
- Basic Teaching
 - Circulation
 - Large Spaces
 - Learning Resource
 - Non-Net Area
 - Staff and Admin Areas
 - Storage

- 1 Main entrance to have direct view through the building to the landscaped areas
- 2 Large spaces co-located for ease of accessibility out of hours for community
- 3 Kitchen and plant co-located for maintenance access away from main approach to the building
- 4 Library and food tech located to have good links to external spaces and close to main entrance. Library provides active view into the school upon entrance
- 5 Year group clusters create a hub to provide a break-out space outside classroom groups with access to music and small group rooms

Ground floor



- Key**
- Basic Teaching
 - Circulation
 - Large Spaces
 - Learning Resource
 - Non-Net Area
 - Staff and Admin Areas
 - Storage

- 1 Year 4 and 5 classrooms located in hubs with ease of access to group rooms and break-out spaces
- 2 Toilets and lift located centrally for ease of access
- 3 Staff prep and social room located centrally to provide passive supervision and for ease of access to staff

First floor



- Key**
- Basic Teaching
 - Circulation
 - Large Spaces
 - Learning Resource
 - Non-Net Area
 - Staff and Admin Areas
 - Storage

- 1 Year 6 classrooms located together and forming a hub with a break-out space and small group room
- 2 SEN spaces clustered together
- 3 Studio and arts co-located to form an art wing in the building with good views across the site
- 4 Building volume kept to the west to minimise the impact on the residential flats

Second floor



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Internal views



Typical classroom



Food technology



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Illustrative views



Visualisation of the soft play area in the south west corner looking towards the building



Visualisation of all-weather pitches looking towards the building



Next steps and feedback

Thank you for visiting us today.

Please spend a few minutes giving us your views by completing a feedback form. Your input and ideas are valuable as we continue to evolve our designs.



What happens next?

We will consider all the feedback that has been received from residents, businesses, and stakeholders, before submitting a planning application to Surrey County Council’s Regulation 3 planning team. The planning application will be determined against national and local planning policies and will ultimately be presented to a cross-party group of councillors on the County Planning Committee.

Next Steps

