Beaumont life

January 2010
www.beaumontschool.com

❖Revised Development Proposals Special Edition❖
Planning application submitted

From the Headteacher

BEAUMONT SCHOOL / WINCHES FARM
IMPROVED SCHOOL FACILITIES AND ACCESS TO BEAUMONT SCHOOL
REVISED DEVELOPMENT PROPOSALS

In March 2008 an outline planning application was made jointly by Hertfordshire County Council and the London School of Hygiene and Tropical Medicine to develop land at and adjoining Beaumont School. The application sought to provide **much needed sports and teaching facilities for the School**. A new vehicular access, car park and drop-off were also proposed in order to eliminate the congestion at the existing entrances to the School from Oakwood Drive and to resolve problems within the School site. The only means of funding these facilities is by the inclusion of residential development within the scheme.

Following refusal of planning permission in 2008 a new scheme has been prepared which responds to particular points of criticism reflected in the Council's reasons for refusal. This has included commissioning an independent review of the need for the development from an education expert. He concludes that the School is short of accommodation for teaching, sports and recreation and occupies a site which falls short of minimum requirements by 1.77ha (4.4 acres). In addition the School has experienced a tripling of pupil numbers since its origin in the mid 1930s and also now occupies a smaller site following other changes including the building of Oakwood Primary School. In short the site is overcrowded. **The new scheme has now been submitted as a planning application to St Albans District Council.**

A Plan illustrating the revised proposals is shown overleaf. Full details of the application can be viewed on St Albans District Council's website by following this link http://www.stalbans.gov.uk/environment-and-planning/planning/planning-applications/planning-applications-search.aspx and searching for planning application reference 5/2009/2471.

Residential Development

Key changes from the previous housing layout may be summarised as firstly, a new alignment for the access road through the site from its entrance at Hatfield Road and second, a more conventional internal road pattern leading in turn to a more traditional layout of houses with gardens. This reflects the established pattern and grain of development on the north side of Hatfield Road. A small number of flats are proposed adjoining the public house.

School Facilities

The proposals are of the utmost importance to the future of Beaumont School and will provide numerous benefits to the School summarised overleaf.

Safety and Access

The new access would substantially reduce morning and afternoon peak congestion in Oakwood Drive which is a continuing source of concern and annoyance to local residents. In particular, it would remove the problems associated with the existing school entrances off Oakwood Drive which have poor visibility and which are particularly unsuitable for large vehicles such as school coaches, and for emergency access. This would allow coaches to be parked on site for pupils to board in a safe environment. The existing northern access to the school would be closed. The proposals would also include safe pedestrian and cycle routes to the school from Oakwood Drive, Wynches Farm Drive and from the Hatfield Road, encouraging greener and healthier travel to and from school.

Sports Facilities

The new sports pitches would replace the existing playing pitches which are frequently waterlogged and uneven and therefore often cannot be used. They are also too small bearing in mind that the number of pupils at the school has grown to nearly 1200; the current pitches are sufficient for only 690 pupils based on government guidelines. In addition, the School has one gymnasium. The fields and gymnasium are insufficient to deliver the PE curriculum for the large number of pupils on roll. The new sports hall will address this deficiency and together with improved sports pitches, will provide high quality facilities sufficient to deliver the curriculum and be available for community use during evenings and weekends. The proposals are supported by Sport England.

Science Facilities

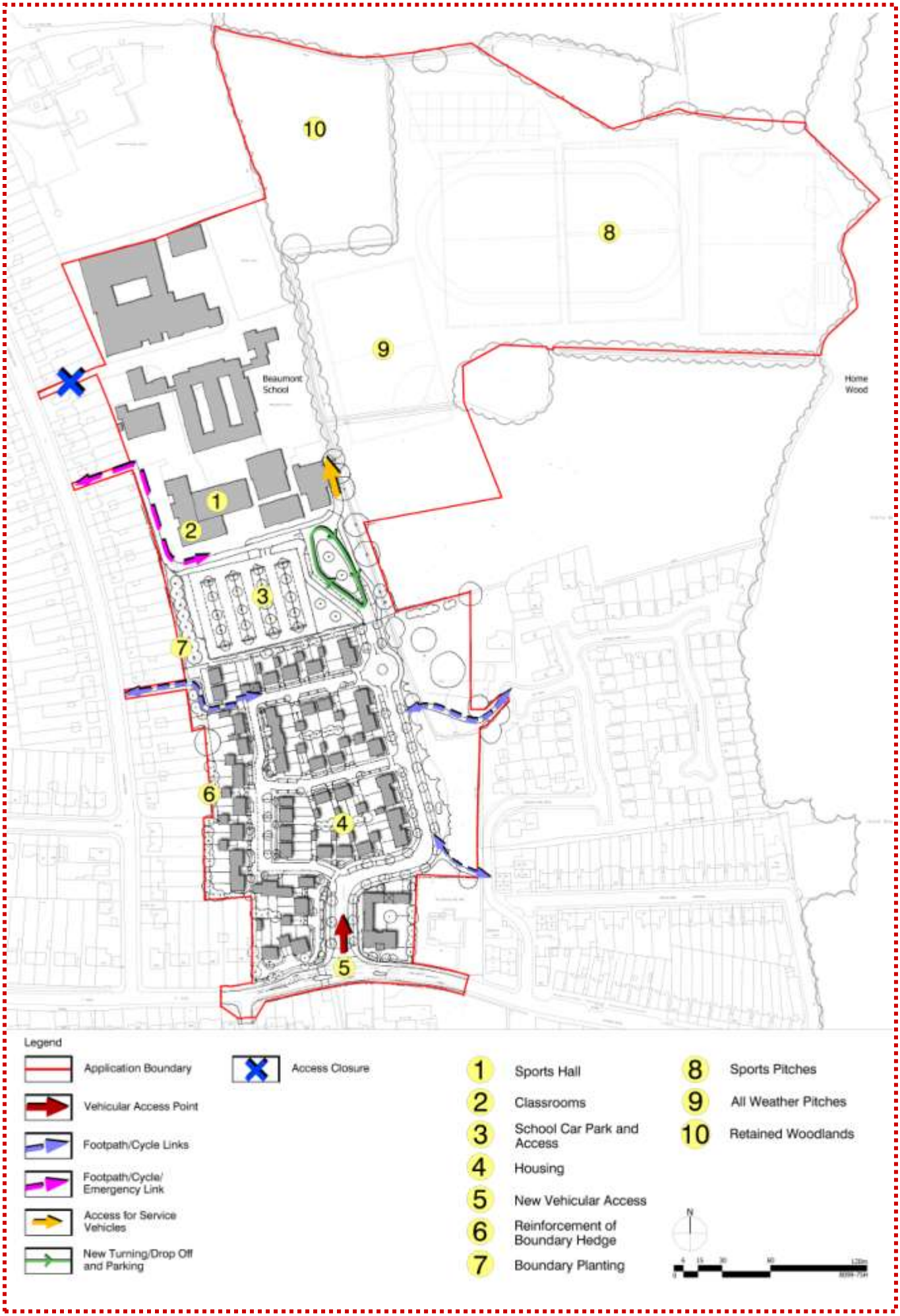
New science facilities are also required in order to deliver the full curriculum. It is proposed that these should be provided in the existing building. This would displace art rooms which it is proposed to relocate to a new teaching block and reception area which would adjoin the proposed sports hall.

Woodland

The proposals include an area of woodland adjacent to the school which would be available to pupils of Beaumont and Oakwood Schools on a supervised basis as a woodland teaching source.

In summary detail the new proposals would as before provide:

- A new access for the school off the Hatfield Road;
- New high quality playing fields including an all weather pitch also available for community use and additional games hard play area;
- A new sports hall available for community use;
- Additional teaching accommodation and new reception area for the school;
- Car parking rationalised into one area, to segregate playgrounds from vehicles;
- New pedestrian and cycle links to the school; and
- Housing on the southern part of the existing playing fields to fund these improvements.


10
8
9
Beaumont School
Home Wood
1
2
3
7
6
4
5
Legend
Application Boundary
Vehicular Access Point
Footpath/Cycle Links
Footpath/Cycle/ Emergency Link
Access for Service Vehicles
New Turning/Drop Off and Parking
Access Closure
1 Sports Hall
2 Classrooms
3 School Car Park and Access
4 Housing
5 New Vehicular Access
6 Reinforcement of Boundary Hedge
7 Boundary Planting
8 Sports Pitches
9 All Weather Pitches
10 Retained Woodlands
N

PLEASE SUPPORT THE PROPOSALS

I am delighted with these proposals for the school which will provide tremendous benefits to both Beaumont and Oakwood Schools and the wider community while resolving longstanding local issues for nearby residents; I trust that you will feel able to support them. It is VERY important that as many people as possible write to the local planning authority to support the planning application - parents, residents, students, staff, governors and others will all have reasons to support the proposals.

Please do send your views to St Albans District Council (see below for details) in the form of your own short letter or email of support. Individual representations are much better received by the local planning authority than are a number of standard ones. Nevertheless you may wish to use the following suggested template, **selecting (or adding to/elaborating on) those reasons for support listed which are relevant to your own views:**

Dear Sir

Planning application 5/2009/2471: Beaumont School & land to north of Winches Farm

We write in support of the above planning application for Beaumont School. Our reasons for supporting this application are as follows:

- *Reduced congestion in the local residential streets*
- *Improved safety in the local roads*
- *Larger and improved playing fields*
- *Improved accommodation for students*
- *All weather facilities for local use*
- *Increased class room space*
- *Increased number of laboratories providing better science facilities*
- *Improved safety on site due to the separation of vehicles and playgrounds*
- *New sports' hall providing improved indoor sports facilities*
- *Improved specialist areas for art*
- *Purpose built accommodation for Economics and Business teaching*
- *New access road with cycle paths*
- *Safer on site coach pick up and drop off for students*

As soon as we know the date of the St Albans District Council Planning meeting that will consider the planning application we will publicise it on the school website www.beaumontschool.com. We would be delighted if you felt you could attend the meeting to show your support.

There will also be a one hour Residents' Meeting in order to bring residents up to date with progress, to which you are welcome; this will be in the School library at 6pm on Thursday 28th January 2010.

Your representation quoting **Application Reference 5/2009/2471: Beaumont School & land to north of Winches Farm St Albans**, should be sent to:

Planning Department
St. Albans City & District Council,
Civic Centre,
St. Peters Street,
St. Albans, AL1 3JE

by Monday 25th January where possible and by Friday 12th February at the latest. Email comments can be sent via the Council's website by following this link http://www.stalbans.gov.uk/environment-and-planning/planning/planning-applications/planning-applications-search.aspx and searching for planning application reference 5/2009/2471.

Thank you