Founded in 1611, Charterhouse is one of the great historic public schools of England. The School moved to Godalming from London in 1872, and we currently educate just over 800 pupils between the ages of 13 and 18, with over 100 academic staff. With four centuries of history behind us, we are committed to being at the forefront of educational progress in the twenty first century.

The School also brings significant economic benefits to Waverley borough and Surrey more widely. We are one of the largest employers in the borough, with an estimated 455 on-site jobs (312 full-time equivalent or FTE), and it is estimated that our activities support another 334 off-site jobs.

The School had an annual expenditure of £28.2 million in 2016/17, most of which is spent locally and goes back into the local community. We are also estimated to generate around £29.6 million in Gross Value Added (GVA) per annum to the local economy through on-site and off-site jobs.

Charterhouse is very much a local School. Many of our pupils come from the surrounding area, including Waverley and Surrey.
As well as providing jobs and investment in the local economy, we strive to provide additional benefits for the local community:

- We provide public access to our sports facilities, managed by Charterhouse Club. The club currently has 1,820 members.

- We provide support to local state schools, including use of our sports facilities, use of minibuses for trips and sports events, science revision classes for GCSE pupils, a musical outreach programme and teacher training.

- We host the Surrey Para Games, a sports day for students with special educational needs and disabilities, aged 11-15 years, from Surrey schools.

- We heavily discount the hire of our facilities to local groups, organisations and charities such as:
  - Godalming Choral Society
  - Godalming Theatre Group
  - Guildford Symphony Orchestra
  - The Army Benevolent Fund
  - The Simon Trust
  - Shooting Star Chase

- The Godalming Run crosses the School grounds every year.

- We provide venues for the Godalming Music Festival.

Do you have any other suggestions how the School can help the community? Please let us know by filling in a feedback form.
In Autumn 2017 we announced our intention to become fully co-educational. From September 2021 girls will be admitted into Year 9 (age 13), with girls in every year group from September 2023. Our Sixth Form (ages 16-18) has been co-educational since 1971.

The School is currently full, so in order to accommodate our move to full co-education, we have also taken the decision to expand the School, from 815 today to 980, with the increase representing additional places for girls. Our expansion will require significant investment in our current facilities and pupil accommodation, including:

- Up to 4 new boarding houses
  (nearly all of our pupils are boarders)
- Refurbishment of existing boarding houses
- New classrooms
- Extensions to our Art, Drama and Music blocks
- An extension of our Sports Hall

We have agreed new borrowing to pay for some of these improvements — including 2 new boarding houses and some new classrooms — but require additional funds to pay for the others, in particular the Art, Drama and Music blocks and additional new classrooms.

It is estimated that the expansion will generate an additional 80 on-site jobs (64 FTE), and an additional £4.2 million in GVA per annum to the local economy. Additionally, the building works will support an average of 110 construction jobs per year over seven years.
The Broom and Lees Playing Field is 6 hectares of land just to the north of the main School grounds, on the other side of Hurtmore Road. It is surrounded to the north, east and west by neighbouring homes.

Whilst the geographical separation is small, the functional separation is significant: Broom and Lees is only accessible from the School via a stepped footbridge over Hurtmore Road, and the field is only used by the School when all the other fields are booked. Given the need to carry sports equipment a significant distance from the School over the bridge, it is not used very much.

We have taken the decision that the Broom and Lees Playing Field can be sold to help fund the improvements required for our expansion, without significantly affecting the operations of the School. There are sufficient sports pitches elsewhere within the School grounds that could be more efficiently used, and if necessary the pitches on Broom and Lees can be relocated by re-organising the sports facilities within the main School grounds.

Our intention is therefore to submit a planning application to Waverley Borough Council for the residential development of Broom and Lees. Assuming planning consent were granted by the council, we would sell the field to a housebuilder for development, and as landowner we would look to ensure that the homes are designed and built to the highest quality, in-keeping with the area and with our own standards of excellence.

The Broom and Lees Playing Field is Green Belt land. However, we believe that the proposed expansion creates a number of ‘Very Special Circumstances’ to justify this development, namely:

- Providing new School places to widen choice in education
- Improving the diversity and inclusivity of Charterhouse
- Protecting and enhancing an established education facility
- Protecting and enhancing a major local employer
- Creating additional employment opportunities
- Investing in and enhancing listed buildings

Without the funding provided by the sale of Broom and Lees, the expansion and improvement of the School simply cannot proceed.
We have asked our planning and design consultant Savills to prepare the adjacent masterplan for a residential development on the Broom and Lees Playing Field.

The proposed number of homes – 132 – has been formulated by Savills to create a residential scheme that integrates well with the surrounding area. The density (approximately 22 homes per hectare) is purposefully low, and the homes are set back from the edge of the site to minimise the impact on surrounding homes. The Public Right of Way along the northern boundary of the site would also be retained.

The Broom and Lees Playing Field benefits from mature trees and vegetation along the northern and eastern boundary, which helps to screen the site from neighbouring properties. These will be retained and enhanced with new planting, as will the hedgerows along the southern and western boundaries, creating thick landscape buffers on all sides.

At the heart of the development, a linear park will be created along the main access road, aligned so as to provide an attractive vista towards the Victorian spires of the Charterhouse Main Building.

Two swales will be installed in the north-east and south-west corners of the site to collect surface water run-off, creating an attractive water feature as well as providing sustainable drainage.
**THE PROPOSALS**

**NEW HOMES**

Detailed designs for the homes would be drawn up by the housebuilder in the event of planning consent, and submitted to Waverley Borough Council for approval in a separate application. They will be designed to respect the local character and context of this part of Godalming.

The proposed homes will be in line with the heights of surrounding buildings. The homes will mainly be 2 storey houses, with the possibility of some 2 ½ storey houses (i.e. the second floor would be set back into the roof, with dormer windows) and some apartments.

The amount of affordable housing provided will be subject to detailed discussions with Waverley Borough Council.

**BENEFITS FOR GODALMING**

- The majority of the homes will be two or three-bed properties, in line with the provisions of the Godalming Neighbourhood Plan.

- The scheme would provide homes for Godalming to meet its housing requirement as set out in the Waverley Borough Council Local Plan, without exacerbating the parking problems currently experienced elsewhere in the town.

- Development of the Broom and Lees Playing Field also offers the opportunity to provide additional community facilities, to integrate the scheme more effectively with the wider area.

- Our proposal includes plans for a new community building, which would be located at the entrance to the development on Hurtmore Road, with 14 car parking spaces.

- The community building would be about 300 sqm, which would provide enough room for a space the size of a badminton court and associated facilities.

- We also have plans to provide a children’s play area, located at the entrance to the development with easy access from Hurtmore Road. We understand from the Godalming Neighbourhood Plan that there are no children’s play areas currently in this part of the town.
The sole vehicle access to the development will be provided via a new access road off Hurtmore Road, located roughly where the footbridge now stands. The footbridge will be removed, and the current vehicle access opposite Prince's Avenue will be retained as an access for emergency vehicles only.

Our consultants have calculated that the proposed development could generate up to 65 two-way additional trips in the AM peak hour (8am – 9am) and up to 70 two-way additional trips in the PM peak hour (5pm – 6pm). This represents a minor impact on the local highway network, and local roads are unlikely to require any capacity improvements to absorb this extra traffic.

We are also looking at providing a new access to the site for pedestrians and cyclists from Mark Way, giving existing residents an easy, safe route across the site.
What Happens Next?

We would like to know what you think about our proposals for Broom and Lees, so please speak to a member of the project team or fill in a feedback form.

Once we have been through your feedback, we will let you know how the proposals have developed and respond to the issues you’ve raised today before submitting a planning application in the Autumn.

If you have any queries at a later date, please contact Hugh Currie of SP Broadway on 020 7152 4031 or at hugh@spbroadway.com.

These display boards are also available to view at www.charterhouse.org.uk/broom-and-lees-proposals

Thank you for visiting the exhibition.

The Charterhouse Main Building