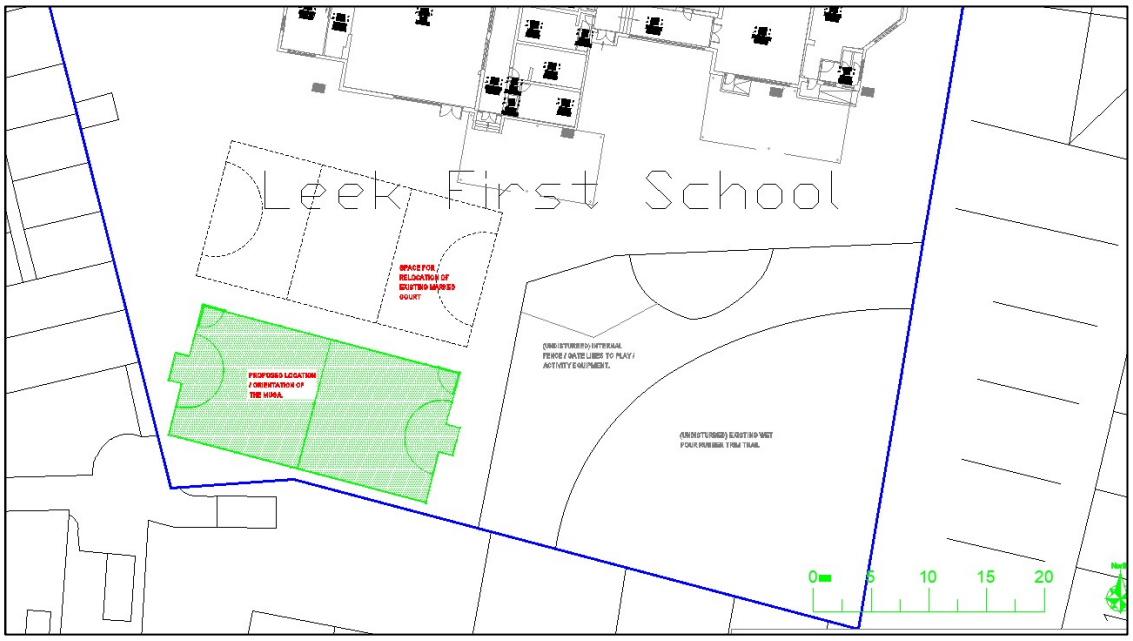
County Development Statement

June 2019

for

Construction of a Multi Use Games Area (MUGA) at:
Leek First School
East Street,
Leek
Staffs,
ST13 6LF.

Version 01



Date issued **June 2019**

Revision **1**

Prepared by:

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Karl Bate (Surveyor)

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This Statement should be read in conjunction with the planning application documentation for validation purposes which include all drawings, documents and supporting information.

1.0 Introduction

The purpose of the County Development Statement is to communicate a pertinent range of application data that has been collated in the preparation of the planning submission for the aforementioned project. This is a supporting document and should be read in conjunction with all other application documents and drawings.

This Statement has been prepared by Entrust and its design team, to support the detailed planning application for the Staffordshire County Council development submitted in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, and has been prepared following the Staffordshire County Council Planning, Policy & Development Control Team 'An A to Z Guide to Planning Applications' Submitted to Staffordshire County Council (Latest update 17 July 2017)

2.0 Statement

2.01 Background

Staffordshire County Council have commissioned Entrust support services to deliver the construction of a new Multi Use Games Area (MUGA) on the existing site of Leek First School (Academy).

The brief of justification and hazards include:

- The existing Academy site is void of any natural grass areas,
- Most of the external surfacing on the site is of hard standing asphalt which limits the activities delivered on site.
- The proposed facility would provide the Academy with a designated sports / play area, this would benefit pupils attending the school by encourage exercise and play.
- Encourage and maintain a healthy lifestyle for pupils by engaging in physical activities.
- Orientation of the MUGA allows for one of the existing courts to be re-marked within the remaining hard standing area.
- The proposals result in no less team game activity space on site.

The proposals have received financial support from the Healthy Pupil Capital Fund (Via Staffordshire County Council) to address the significant concerns by the following:

2.02 Alternatives

No realistic alternatives exist to the proposal.
The site is relatively confined with no usable grassed space.
Alternative locations on site would have a negative impact on existing facilities.

2.03 Programme

Due to imposed constraints on financial support for the project, the “works” would need to be completed within the financial year 2019/20. To reduce disruption to academy function, the programme will be planned to incorporate the closure period in October 2019 if resources area available.
The construction phase for the entrance formation is not expected to exceed 4 working weeks.

2.04 Construction Programme

The construction phase for the entrance formation is not expected to exceed 4 working weeks.
The target is that construction of the access would be completed by November 2019.

2.05 Responsibilities

Entrust Property Services have been appointed as Lead Consultant to design, procure and oversee construction works to deliver the project on behalf of

Staffordshire County Council and Leek First School. Commissioning Officer for SCC - Helen Riley, Deputy Chief Executive.

2.06 Benefits (Community)

The principal benefits of the proposed facility is to provide the academy with a designated sports / play area, which would benefit pupils attending the school by encourage exercise and play, and maintain a healthy lifestyle for pupils by engaging in physical activities.

2.07 Benefits (Economy)

The proposed project supports the Education Vision and Staffordshire County Councils mission statement which includes “To make Staffordshire a great place for people to live, work and invest”.

2.08 Landownership

The land is owned by Staffordshire County Council, but has been leased to The Telentum Learning Trust on a 125 year lease.

2.09 PAD

The project was subject of a formal Pre-Application Discussions process via commission to Staffordshire County Council. Responses received, along with applicant notes:

Legal / Ownership

“Leased to Academy for 125 years from 01/04/2019 to The Talentum Learning Partnership Trust”

Status acknowledged and understood.

Sport England

“The proposal does not impact or result in the loss of playing field land therefore Sport England raises no comments.”

Status acknowledged and understood.

Rights of Way

“The County Council’s Definitive Map of Public Rights of Way shows that no public rights of way cross the application site.

The County Council has not received any application under Section 53 of the Wildlife and Countryside Act 1981 to add or modify the Definitive Map of Public Rights of Way, which affects the land in question. It should be noted, however, that this does not preclude the possibility of the existence of a right of way at common law, or by virtue of a presumed dedication under Section 31 of the Highways Act 1980. It may, therefore, be necessary to make further local enquiries

and seek legal advice in respect of any physically evident route affecting the land, or the apparent exercise of a right of way by members of the public”

Status acknowledged and understood.

Archaeology / Historic Environment

“A review of the Staffordshire Historic Environment Record (HER) has identified that there are no designated heritage assets located within or in the vicinity of the proposed MUGA site. However, the HER does show that this is located approximately 200m to the west of two Grade II listed buildings (Cross Street Mill and London Mill) which are situated at the western edge of the Leek Conservation Area. However, it is not anticipated that the proposed MUGA will have any impact on the setting of these designated heritage assets, as there are a number of streets of terraced housing in between. Leek First School itself is recorded as an undesignated heritage asset on the HER, this was built c.1914 as two distinct blocks, infants and older children, which were later joined together with an infill extension. Taking the above into account it is recommended that heritage statement would not be required to assess the impact of the proposals upon the historic environment in this area, neither is it recommended that Staffordshire Moorlands District Council's Conservation Officer is consulted with regards to these proposals.

In terms of the below ground archaeological resource, the proposed MUGA is located within Historic Urban Character Area 2 (HUCA2 Buxton Road, Fountain Street and Ashbourne Road) in the Leek Extensive Urban Survey (EUS- search for Extensive Urban Survey on the Staffordshire County Council website), which notes that this area formed part of the suburban expansion of Leek in the 19th century. The EUS does identify that there is some potential for the survival of below ground archaeological deposits to survive in relation to early settlement along Ashbourne Road and Buxton Road, and in associated with the aforementioned silk mills. However, given the location, nature and scale of the proposals, I can confirm that no further pre-determination archaeological desk-based assessment or field evaluation, as identified in par 189 of the NPPF, would be required in this instance. In addition, it is highly unlikely that post-determination archaeological mitigation, in line with NPPF par 199, will be required, however this will depend on the extent of groundworks required upon submission of more detailed plans”

Status acknowledged and understood.

Landscape / Ecology / Tree protection

“There are no concerns regarding the above”.

Status acknowledged and understood.

Highways

"There will be no highway issues with this MUGA once it is in place.

At application, access for construction vehicles would need to be considered in a construction management plan. (East Street does have a lot of cars parked on street.) Delivery times to avoid school opening and closing; access routes; parking for contractors; unloading and storage areas; means to prevent mud being deposited on the highway (though I do note the playground is hard surfaced)".

Status acknowledged and understood.

A CEMP has been prepared and submitted to support the application.

2.10 Design

The Applicant has a commitment to investing in sustainable design and the incorporation of features within the current proposals will be investigated and confirmed as the project develops into detail design stage.

Selected materials and designs are chosen to offer a wide variety of activities which are suitable for the age of the pupils at the Academy.

The multi sport synthetic turf allows for a variety of play and team games activities are catered for.

3.0m high fence to the MUGA provides a barrier for stray balls, and acts as a rebound wall for 5-a side football, and other sports.

2No pedestrian gates within the line of the fence provides adequate access / egress for maintenance and use.

Making good to the outside perimeter of MUGA with Black Tarmacadam finish.

2.11 Operation

The proposals do not affect the existing academy operation or operating times.

Existing permitted operating times will be observed.

Usual term time periods, beginning of September to mid-July with school holiday closures at half term, Christmas, Easter and summer holiday period plus bank holidays. Normal operating times during weekdays;

08:45	Open to pupils
09:05	Lessons start
12:30 to 13:05	Lunch break
15:15	Lessons end

Pre/after school clubs, special events, governors and parent's meetings etc to be confirmed. No community use currently proposed.

2.12 Transport

The proposals are only intended to safely accommodate existing vehicle and pedestrian users of the site.

2.13 Climate Change

The proposal have negligible effect, or opportunity to combat climate change.

The proposal does not include for lighting, and any need for fuel consumption for use.