

From: Rebecca Mattingley [<mailto:Rebecca.Mattingley@sportwales.org.uk>]
Sent: 23 September 2014 11:20
To: Jonathan Pritchard; Langmaid, Emma (Agency)
Cc: Rhodri Edwards (rhodri.edwards@fieldsintrust.org)
Subject: RE: Oakfield Primary School - Planning Application 2014/00953/RG3 [STRI.70180 Oak Field Primary School]

Dear Emma and Jonathan

Thank you for the further email below regarding playing field information at Oakfield Primary School.

The email stated that "Building Bulletin 99 and its replacement Building Bulletin 103 have been used as the key guidance documents for the project. The proposals include space for the provision of 1 x 40m x 70m football pitch and 2 x 24m x 38m football pitches and will provide a combination of hard and soft play areas (with associated habitat areas) for pupils".

The Building Bulletins are only used as a guide in Wales. The 1999 School Premises Regulations are a statutory requirement and take precedence in Wales. Page 33 states that 5,000 m square would be required for up to 200 pupils who have attained the age of eight in Oakfield Primary School. We also enquired whether the pupils at the two adjacent schools would be sharing the playing field space, but this isn't clear from the email response. The regulations state that "where playing fields are shared by schools and any shared parts of those playing fields count toward more than one school's prescribed minimum area of team game playing fields, those shared parts must be capable of sustaining the playing of team games by pupils from each of those schools for at least 7 hours during term time weeks".

The dimensions mentioned above for the football pitches would not meet the minimum requirements so are there other areas suitable for the playing of team games and are laid out for that purpose? Please can you therefore provide us with some more details to show:

- 1) How many pupils will have attained the age of eight in both schools from 2017?
- 2) How many metres squared of playing field space would be available for pupils in both Oakfield and in **Ysgol Gwaun-y-Nant** following the development?

Until we have further details, we will have to maintain our objection to the proposals. We will be happy to reconsider if there is evidence to show that the minimum requirements set out in the regulations have been met. We would also like to see that consideration has been given to any additional future playing field needs, should the capacity of both schools reach 503 as suggested in the email.

I have copied in Rhodri Edwards from Fields in Trust to this response.

Kind regards,

Becca

Rebecca Mattingley
Senior Research & Evaluation Officer | Uwch Swyddog Ymchwil a Gwerthuso
Sport Wales | Chwaraeon Cymru

Sophia Gardens | Gerddi Sophia
Cardiff | Caerdydd
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Appendix A

Bouyiouka, Lynn E

From: Goldsworthy, Marcus J
Sent: 24 September 2014 19:16
To: Jonathan Pritchard; Bouyiouka, Lynn E
Subject: RE: Oakfield Primary School - Planning Application 2014/00953/RG3 [STR1.70180 Oak Field Primary School]

Thanks jonathan most useful

~~Lynn any chance we can get this into the report before it goes over?~~

~~sent via mobile email~~

~~Jonathan Pritchard <JonathanPritchard@stridetreglown.com> wrote:~~

~~Dear Becca – as discussed this morning,~~

~~I have copied this email to Marcus Goldsworthy as Emma Langmaid has now left the authority.~~

It is estimated that a total of 270 pupils will have attained the age of 8 when the schools are at full capacity.

The total approximate areas of playing field space for pupils equates to:

Ysgol Gwaun Y Nant

- 3445m² playing field space. In addition a 1500m² area of hardstanding and 800m² of soft play area are provided on the site.

Oak Field Primary

- 3770m² playing field space. In addition a 1400m² area of hardstanding and 325m² of soft play area is provided on the site.

As a separate project it is proposed to expand the boundaries of the site to include land to the south of the site (currently shrub/habitat) in order that additional pitches can be created. I am still waiting for a response on timescales.

Although 'guidance' documents, BB99 and its replacement BB103 have been recognised as suitable to address the space requirements and needs of schools on what are sometimes constrained and difficult sites, such is the demand for school, and primary school places in particular. The submission of this application indicates that the education authority are satisfied that they can address the recreational needs of the pupils on this site.

We hope this addresses your queries, however, if you require any further details please get in touch. It is hoped that the application can be determined at the 2nd October planning committee and any additional comments would be welcomed at your earliest convenience.

Kind regards

Jonathan Pritchard BA MSc MRTPI
Senior Town Planner

Stride Treglown Limited
Cardiff - Treglown Court, Dowlais Road, Cardiff CF24 5LQ: T 029 2043 5660

25/09/2014

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DD 0117 915 7626

E jonathanpritchard@stridetreglown.com

From: Rebecca Mattingley [mailto:Rebecca.Mattingley@sportwales.org.uk]

Sent: 23 September 2014 11:20

To: Jonathan Pritchard; Langmaid, Emma (Agency)

Cc: Rhodri Edwards (rhodri.edwards@fieldsintrust.org)

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Kind regards,

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From: Jonathan Pritchard [<mailto:JonathanPritchard@stridetreglown.com>]
Sent: 16 September 2014 12:10
To: Langmaid, Emma (Agency)
Cc: Rebecca Mattingley; 'Williams, Kelly A'; Elliot Palmer; McLean, Rory; Simon Trew
Subject: RE: Oakfield Primary School - Planning Application 2014/00953/RG3 [STRI.70180 Oak Field Primary School]

Dear Emma,

Further to my voicemail message, please see our response below in terms of the points that have been raised:

Background

At present Oakfield Primary School share a building with Ysgol Gwaun-y-Nant, the school currently accommodates 233 pupils in Ysgol Gwuan y Nant and 116 pupils in Oak Field Primary. The proposed new Oak Field Primary School building is required in order to allow Ysgol Gwaun-y-Nant to occupy all of the existing shared building and meet additional need for English and Welsh medium primary school places. An improved learning environment will also be provided. Ysgol Gwaun-y-Nant is currently over capacity and a classroom within Oak Field Primary School has been acquired for their use for the start of this term. Projected numbers show Ysgol Gwaun y Nant require a 2FE not a 1FE which it currently is.

Proposed pupil numbers for both schools as follows:

- Oak Field Primary School = 160 (capacity of up to 230)
- Ysgol Gwaun-y-Nant = 233 (rising to 273 in 2017)

Start Times & Visitor Parking

Staggered start times are still proposed.

In terms of the visitor parking area, this is something that is currently being discussed with the schools in order to improve its use. As the site does not lock the existing vehicle gates or have a barrier, visitors tend to drive past the designated visitors spaces and drive directly onto the school. Once the new school is in place, the provision of a barrier is likely to be installed to manage the allowance of on-site traffic.

Playing Fields

In terms of the consultation response from Sport Wales. Building Bulletin 99 and its replacement Building Bulletin 103 have been used as the key guidance documents for the project. The proposals include space for the provision of 1 x 40m x 70m football pitch and 2 x 24m x 38m football pitches and will provide a

combination of hard and soft play areas (with associated habitat areas) for pupils.

The proposals have considered the impact on open space and the loss of amenity space in accordance with the requirements of PPW, TAN 16 and relevant UDP Policies as outlined in the Planning, Design & Access Statement. The proposals will involve the removal of the existing hard standing playground and part of the amenity grassland that forms part of the boundary of the site. This area is not considered to have any significant amenity or recreational value and there is a surplus of open space provision in the Gibbonsdown ward.

Outstanding Technical Reports

- Drainage – this was issued on the 9th September.
- Ecology survey – please find attached the updated report.
- Tree Survey – unfortunately we are still waiting for this report.

Kind regards

Jonathan Pritchard BA MSc MRTPI
Senior Town Planner

Stride Treglown Limited

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Head Office - Promenade House, The Promenade, Clifton, Bristol, BS8 3NE: T 0117 974 3271

DD 0117 915 7626

E jonathanpritchard@stridetreglown.com

From: Langmaid, Emma (Agency) [<mailto:elangmaid@valeofglamorgan.gov.uk>]

Sent: 28 August 2014 14:02

To: Jonathan Pritchard

Cc: Williams, Kelly A

Subject: Oakfield Primary School - Planning Application 2014/00953/RG3

Dear Jonathan,

I am the case officer dealing with the above application. I have received the attached response from Sport Wales. They have some concerns regarding the loss of playing fields. I would be grateful if you could respond to the attached, copying Rebecca Mattingley at Sport Wales in directly since I'm only the office part time and want to ensure that they receive a response as soon as possible.

The clarification requested is similar to some queries I had on first review of all the accompanying information. I don't think that the application documents make it completely clear how the numbers work and specifically the reasons for the new school. Is there an oversubscription in one or other school? Has there been a change to education provision prompting this application? I would also be interested to know whether it is proposed to continue the staggered start times for each school and how the 'visitor' parking area that is off site works and is managed?

I'm also slightly concerned regarding a note on the plans regarding retention of trees? Could you please clarify if there is a requirement to remove trees or not? I note in your covering letter that you say a Tree Survey, Drainage Strategy and updated ecological appraisal are to follow 'in due course' but these don't appear to have been received?

25/09/2014