

Date/Dyddiad: 23/11/2020
Ask for/Gofynnwch am:
Telephone/Rhif ffôn 01446 704762
Your Ref/Eich Cyf
My Ref/Fy Nghyf:
e-mail/e-bost npslater@valeofglamorgan.gov.uk

The Vale of Glamorgan Council
Dock Office, Barry Docks, Barry CF63 4RT
Telephone: (01446) 700111
Cyngor Bro Morgannwg
Swyddfa'r Doc, Dociau'r Barri, Y Barri CF63 4RT
Ffôn: (01446) 700111
www.valeofglamorgan.gov.uk



Planning Department,
Dock Office,
Subway Road,
Barry,
CF63 4RT

Dear Mrs Watkins,

The applicant has been made aware of several queries raised by interested parties in relation to the proposal. In relation to guidance and legislation required to be considered by the applicant, the statutory guidance for 21st Century School developments can be viewed here - <https://gov.wales/21st-century-schools-and-colleges-statutory-guidance>. Below is a response to the other queries raised:

Recreational School Space:

Recreational school space is considered separately to Public Open Space. There is no legislation which requires a specific amount of recreational school space within school developments. However, Welsh Government have produced guidelines and recommendations for the minimum amount of outdoor space required for mainstream schools outlined in Building Bulletin 99 (accessed online - <https://gov.wales/21st-century-schools-and-colleges-building-bulletins>). The proposal would meet the base area guidelines outlined in Appendix 6, page 64 of Building Bulletin 99. For a primary school development, the minimum areas set out in the guidelines are as follows:

Minimum Site Areas	For any primary school (sq.m)
Pitches	-
Soft play (informal & social)	800
Games courts (hard surfaced)	600
Hard play (informed & social)	400
Habitat	200
Float	-
Total net site area	2000

Outdoor Sport Space:

Regarding outdoor sports space the following guidance is considered relevant Guidance for Outdoor Sport and Play Beyond the Six Acre Standard Wales produced by Fields in Trust (FiT). This guidance has been endorsed by Welsh Government and sets out guidelines for the size of outdoor spaces. The proposal does include sports playing fields and would meet the formal size thresholds for some of the sports pitches outlined in the guidance. A primary school does not need to supply all the outdoor facilities listed in the guidance. However, the Education (School Premises) Regulations 1999 Schedule 2 (<https://www.legislation.gov.uk/uksi/1999/2/schedule/2/made> refers) sets out the minimum requirements for team game playing fields where they are supplied which is 2,500sq.m in total which is exceeded on the grassed playing fields (excluding habitat area) at 3437sq.m.

The FiT guidelines also set out the recommended size for Multi Use Games Area (MUGA) measuring 40m x 20m. The proposed development would include a MUGA, but it would measure 37m x 18.5m. The proposed MUGA would allow for the following sports; tennis, mini tennis, netball, basketball and five-a-side football in accordance with guidance produced by SAPCA which has informed the FiT guidance. As the MUGA relates to a primary school it is not considered appropriate that a full sized MUGA would be required. Therefore, the smaller sized MUGA arrangement is considered appropriate for the proposed school development and the age range within the proposed school. In terms of what the MUGA can be used for, it can be used for all the activities listed above depending on the additional equipment the school wishes to purchase e.g. tennis nets, footballs, basketballs etc. As the MUGA can be used for multiple activities it can be counted twice when considering how much recreational space is available to a school; once for Hard Surface PE and again for Hard Surface informal recreation.

Public Open Space:

The applicant calculated the open space provision in accordance with the methodology contained within the Council's Open Space Background Paper (2013) which assesses open space at ward level. The Council's Open Space Background Paper (2013), identifies school playing fields as outdoor sports provision. Within the Wenvoe ward there is an over provision of outdoor sports space of 1.89ha. The proposal would result in a reduction of outdoor sports space of 0.24ha meaning 1.65ha of over provision would remain. The provision of open space was calculated by ward using the existing population plus the predicted growth of the area expected by allocated housing development coming forward and predicting the amount of windfall development likely to come forward over the plan period. Once this population was predicted for the ward, the open space requirement was added to the population which is 16sq.m per person for outdoor sports space.

The main reason for predicting open space provision at Ward level is due to the restrictions of calculating populations at lower geographies. Projected and estimated population figures produced by ONS do not go lower than the Ward level. Therefore, less accurate methodologies would be needed to calculate the population of smaller geographies such as an individual settlement. The 2011 Census did include a Built-Up Area (BUA) geography

which identified settlements in the UK and attributed a population to these areas. This gives an accurate population figure but only for a point in time when the census was undertaken. In 2011 the population of St Nicholas was 417 people which would result in an outdoor sports space provision of 0.67ha.

An alternative methodology used to calculate the open space requirement for St. Nicholas is to take the residential unit count within the St Nicholas Settlement boundary (267 residential units according to the Local Land and Property Gazetteer) and multiple it by the average household size (2.26 Average Household Size Estimate 2019). This would equate to an approximate population of 603.42 people. The estimated population of 603.42 can then be multiplied by 16sq.m to give the outdoor sports requirement for St. Nicholas which would be 0.97ha. This would be the current requirement for outdoors sports facilities, it is considered to project the need into the future based upon the above methodology would not represent a robust assessment as it simplifies the population projection for an area.

Based upon the above assessment the current school playing fields represents an over provision of outdoor sports facilities. The proposed development would result in the playing fields falling short of the 0.97ha requirement by 0.2ha. This under provision would need to be considered against the need for the improved education facility and the improved facilities the proposal offers such as a multi-use games area as well as under 10 rugby union pitch and an under 9 to 10 football pitch.

I hope the above information clarifies the applicant's position in relation to the open space requirements at the school and the legislation and guidance which have informed the design of the proposal.

Yours sincerely

Nathan Slater
(on behalf of the applicant, 21st Century Schools Programme)