

## **HOLME GRANGE SCHOOL**

**Wokingham Without**



### **Design & Access Statement**

### **New Multi Use Games Area**

### **& Associated Proposals**

Hemstock Design Ltd

Sorrento Studio

High Street

Elkesley,

DN22 8AJ

Ref: HGS\_DAS\_24-2-25

# INDEX

<b>1.0 Introduction</b>	<b>P3</b>
<b>2.0 Design &amp; Access Statement</b>	<b>P9</b>
<b>3.0 Planning Statement</b>	<b>P19</b>
<b>4.0 Drawings &amp; Accompanying Documentation</b>	<b>P27</b>

## **Consultants:**

- ❖ Hemstock Design Ltd – Design & Planning Consultants
- ❖ Whitcher Wildlife Ltd – Ecology & Biodiversity
- ❖ Duckworths Arboricultural Consultants
- ❖ ACAD Mapping Ltd - Land Surveyors
- ❖ Halliday Lighting Ltd – floodlighting upgrade

# 1 Introduction

## 1.1 Non-Technical Summary

### 1) Holme Grange School Sports Facilities

- a) Holme Grange School (HGS) has grown in recent years, going from 664 pupils in September 2022 to 736 in September 2024. The current outdoor facilities have been unable to fulfil curriculum requirements and the shortfall in all-weather surfaces also limiting the community potential. To address this shortfall, HGS are looking to increase the range of sports that can be accommodate, reliably through the year and including evening use in the winter months.
- b) HGS are proposing to install a new synthetic-carpeted multi-use games area (MUGA or AGP, artificial grass pitch) to an area of relatively little-used facilities including a disused swimming pool, polytunnel and little-used tennis court, with an associated area of trees and shrubs. The new MUGA will be sized to accommodate a full 7-a-side soccer layout lengthways and two 5-a-side pitches cross-ways. The 55m x 37m overall size will also accommodate three tennis/netball courts, with the surface finish to be of an artificial carpet designed to accommodate all three sports.
- c) Apart from increasing the capacity for the school and their pupils, the intention is to promote community use throughout the year with floodlighting installed to support this. The soccer and tennis facilities are expected to be fully used, based on the demand the school already has on their existing AGP.
- d) The full scope of the proposals encompasses:
  - *A new 55 x 37m artificial carpet finished MUGA with fencing and floodlighting. The range of sports offered will increase due to the alternative surface, with mini-hockey and other court games being added to the current list, including soccer, tennis and netball.*
  - *Landscaping elements included to achieve a minimum 10% Biodiversity Net Gain. Landscape impact minimised by settling-in the elements via lowering of levels.*
  - *Drainage attenuation included in the detailed design of the MUGA.*
  - *New perimeter access path to the retained timber changing pavilion.*

- *Materials recycled to form the subgrade of the new MUGA.*
  - *Existing changing pavilion to be retained, with direct access to the new MUGA.*
- e) This proposal offers an ideal opportunity to introduce a state-of-the-art Artificial Turf Pitch (ATP) for the school's pupils and extend the number of community groups who currently use the outdoor facilities. HGS intend to extend the existing links to local sports groups and for these and pupils to play mini-hockey, walking football, bowls, cricket practice and perhaps 'new' sports such as pickleball and korfbal.
- f) Residential neighbours will not be adversely affected by this proposal since it represents a simple extension to the existing macadam MUGA. Affected neighbours have recently been contacted about the proposals, with no adverse comments.

The sports facility design is compatible and complimentary to an educational setting whilst being sensitive to visual and residential amenity and the surrounding environment as well as protecting local biodiversity. This proposal has been prepared to ensure that there is no increased, unacceptable level of impact or harm to neighbours and the local environment by way of noise, light, flood risk or transport issues.

HGS is committed to continue to manage and maintain the sports facilities as they have done in the past and will implement a use management plan to ensure the MUGA/AGP is correctly operated in the same way as their existing AGP is.

- g) A variety of professional studies and technical assessments have been published to support this proposal to inform the carefully considered sports facility design:
- *Hemstock Design Ltd – technical assessment of the MUGA site and development of the proposal plans, with planning application supporting information.*
  - *Whitcher Wildlife has carried out a PEA and BNG calculation, with estimated level of planting and other measures to attain the required 10% gain in biodiversity.*
  - *Duckworths Arboricultural Consultants are involved in the planning for preservation of those trees not subject to removal as part of the MUGA construction.*
  - *ACAD Mapping Ltd, Land Surveyors, have accurately plotted all features within the working area to ensure proposals fit, given the restrictions imposed by the site area, namely the presence of listed building features in the vicinity.*
  - *Halliday Lighting Ltd have consulted on the floodlighting upgrade, proposing the latest developments in low energy, minimal light overspill lighting technology.*
- h) The school curtilage encompasses a total area of circa 7.86 ha. The application area, of new MUGA footprint, temporary hard standing for storage and associated margins totals approximately 0.35 ha or 3,500 sq.m, with the existing access route and car park to be used in addition to this area.

The intention is to carry out the majority of the construction works during the school summer holidays to minimise internal and external disruption.

- i) There is a shortfall of all-weather sports facilities locally. The local Playing Pitch Strategy document (PPS), currently in draft form, was presented to the Wokingham Town Council Executive in September 2024. This 'enabling document' suggests that the area requires a further 8 AGPs, also stating that:

*'The PPS action plan identifies that the modest needs for other sports can be delivered either by existing projects that are underway or by enhancements to existing facilities. Also to note that the PPS identifies locations and evidence of strategic need, other external agencies, organisations or clubs could use the PPS with Council support to lead on projects and initiatives to attract facilities into the Borough'.*

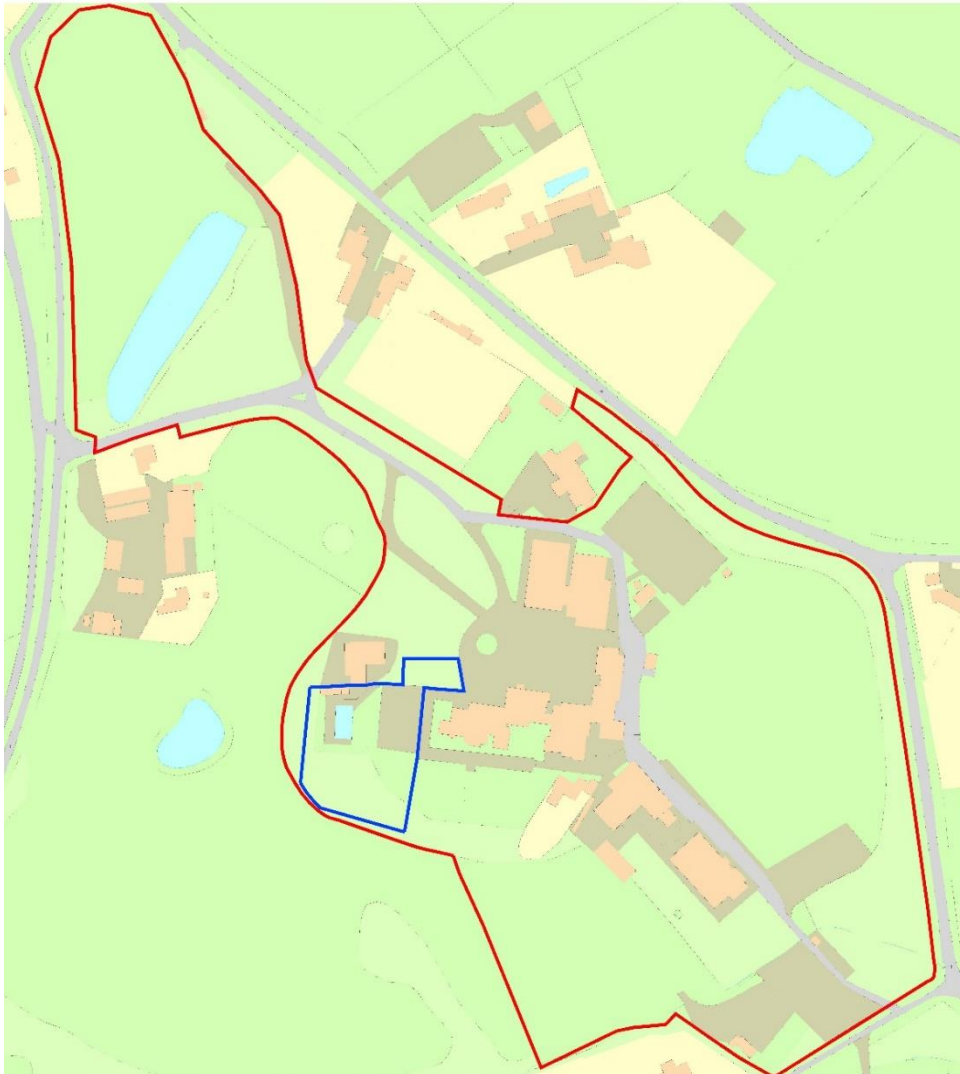
- j) HGS consider that the proposed new MUGA/AGP with the community use intention associated with it is supporting this element of the PPS.

In summary, this project will deliver genuine benefits in terms of sports engagement for pupils also extend the scope for local groups to continue to enjoy the school's facilities during holidays and after school.

Regarding quality of the proposed facility, a full specification to Sport England and SAPCA guidelines for the MUGA is being produced to allow the tendering process to take place, with particular emphasis to the more sustainable construction options now becoming available through advances in the industry.



**Fig. 1 – The new MUGA is to be partly on the area of an existing disused swimming pool**



**Fig. 2 – The school site with red line boundary, application area outlined in blue**

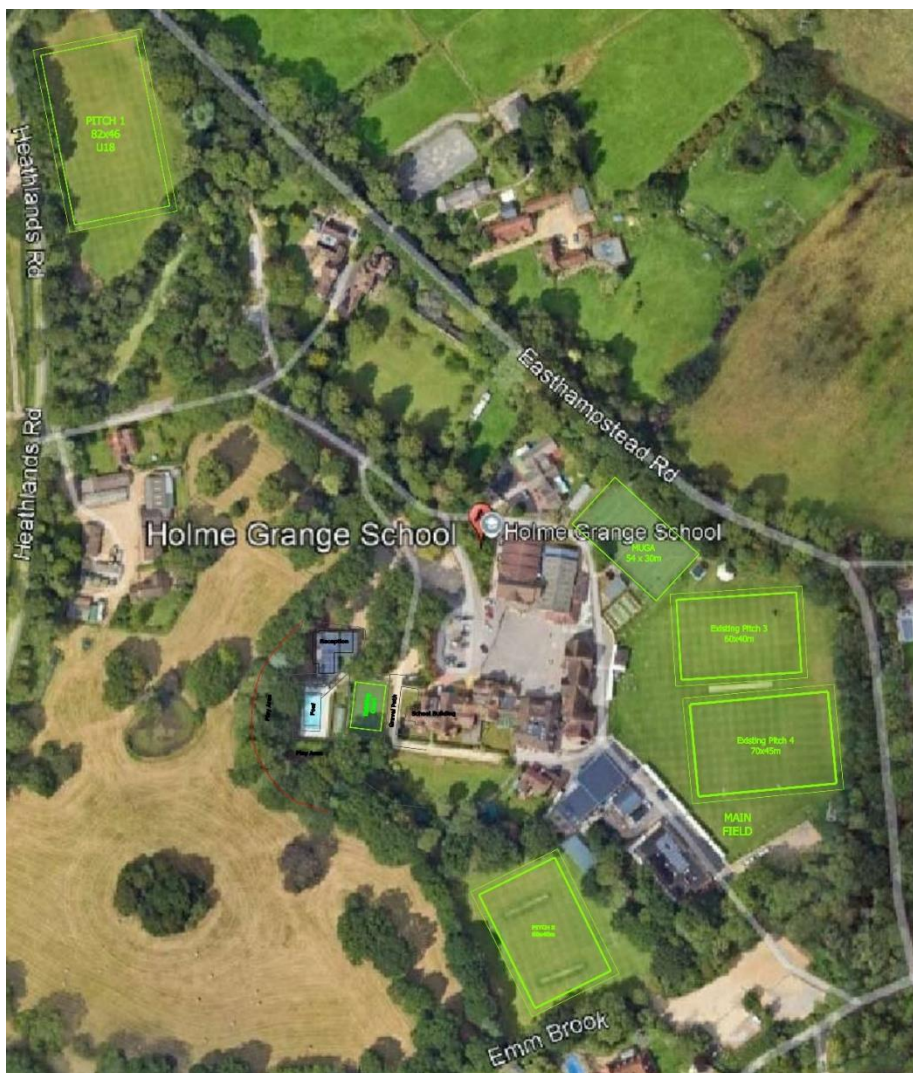


**Fig. 3 – The application area, currently a pool, tennis court & woodland play area.**





**Fig. 4 – The new MUGA is over the pool & tennis court and part of the play area**



**Fig. 5 – School site with application area west of the main building, swimming pool visible.**

## 1.2 Application Details

1) **The application site** is approximately 0.35 ha in size, with the following area breakdown:

- Swimming pool area - 552 sq.m
- Horticulture area – 225 sq.m
- Tennis court – 460 sq.m
- Woodland play area – 1,430 sq.m
- Access paths, temporary compound area on existing hard standing – 2,667 sq.m

➤ **Location:**

Holme Grange School  
Heathlands Rd,  
Wokingham Without,  
Wokingham,  
RG40 3AL  
(The school is also accessed from Easthampstead Road)

**OS Co-ordinates;** application site entrance point:

Grid Reference: SU 82741 67200; Eastings - 482741 Northings - 167200

Height AOD approximately 62 metres

2) **Planning Agent:**

David Hemstock  
Principal Consultant  
Hemstock Design Ltd  
Sorrento Studio  
High Street,  
Elkesley  
DN22 8AJ

## 1.3 Description of the Proposal:

Planning permission is sought for a multi-use games area (MUGA) of 55 x 37m approximate size, with drainage layer construction and porous bitumen macadam (bitmac) base, finished with a needle-punch synthetic carpet. The MUGA is to be fenced with a 4.2m high ball stop rebound fence, access gates and pathways from the adjacent school buildings. Existing floodlighting for the tennis court is to be upgraded.

The original steps and shingle path surround to the main building are to be preserved, as is the existing wooden construction changing room building.

Additional planting around the school area is to be included in order to achieve a minimum 10% biodiversity net gain.



## 2 Design & Access Statement

### 2.1 Contents of the DAS

1) This design and access statement (DAS) aims to present a concise explanation of appropriate design principles applied to the proposed development, supporting the need for the new facilities and methodology applied. This statement discusses design characteristics concerning the purpose, amount, layout, scale, landscaping and appearance of the proposal following planning policy recommendations and published technical guidance, we believe this proposal is based upon best design practices for external sports facility provision.

2) The image gallery below shows the application site conditions in late 2024:



*Existing MUGA/Tennis Court with the Nursery Reception Building in the background*





***Existing polytunnel, greenhouse, compost bins between MUGA and pool***



***Disused swimming pool***





***View towards the pool with planting beds left and nursery school right.***

***Changing pavilion in the background, grey timber building (retained).***



***Play facilities in the woodland to the south of the existing tennis court.***





***Western side of the proposed MUGA, play equipment to be retained.***



***Path and steps adjacent to the house may fall under a protected status.***



## 2.2 The Site Environment

### 2.2.1 Survey & Groundworks Information

- 1) The full application area has been plotted via a topographic survey with CAD underlay of satellite imagery and supplementary scanned plans added. The proposed relevening work required for the new MUGA involves processing the swimming pool and tennis court materials in situ to form the subgrade, with overall levels remaining the same, at around 62m AOD.
- 2) An assessment of the trees to the south of the site has been made using the topographic survey and Arboriculturist's review of trees in the area, with those to be removed marked on plan, location, species and size. The trees do not have a TPO placed on them.

### 2.2.2 Access and boundaries

- 1) The application site is proposed to be accessed from Heathlands Road to the west, via the school internal access road
- 2) Construction access is to be via this route to a section of temporarily fenced car park to the west of the main building.
- 3) There are residential properties sharing the access road and to the west of the application site. Neighbours have been consulted on the proposals for the MUGA, access and lighting.



*Access from Heathlands Road*





***Access through the main gate, MUGA site to the right side.***



***Access from the car-park to the application site.***



### **2.1.3 History of the Site**

- 1) The original building was a large house constructed and designed in 1883 by R. Norman Shaw in the Tudor vernacular style, registered with Historic England as a Grade II listed building, Entry Number: 1319138, first listed in January 1986.
- 2) Holme Grange School was founded in 1945 when forty boys were transferred from Eaton House School in London. The school is now a private, co-educational school for children aged 2–16. The school was the first UK member of the Alliance for Sustainable Schools.
- 3) Since establishment as a school, many new buildings have been constructed to the north and south-east of the original building. The school retains three grass playing field areas and a large woodland pond and has an all-weather court of 50 x 30m located to the east side of the site. The school has grown recently and is expected to continue to grow in pupil numbers in the coming years.
- 4) The application area includes a swimming pool which is not used now due to the expense of maintaining it. The pool costs £30,000/annum to heat and maintain and was last used only four times in the year. The single tennis court is not adequate to satisfy the demand for the sport, proposed to be replaced by the three-court layout of the new MUGA.

The horticultural area between the court and the play equipment in the woodland area is to be relocated elsewhere on the site.

## **2.3 The Proposals**

### **2.3.1 New MUGA requirement**

- 1) The school has embarked on a strategic upgrading programme for the outdoor sports facilities, grass and artificial surfaces, beginning with new drainage installation on the main playing field to the east, used for cricket and soccer primarily. The existing MUGA/ATP is smaller than the standard size used for a three-court sub-layout option, so has restrictions on the capacity for maximising play.
- 2) The proposed MUGA is sized to accommodate a full 7-a-side soccer game or 2 to three 5-a-side courts which also accommodate three tennis and netball courts, using retractable dividing netting to separate areas. The MUGA is to have a needle-punch type of artificial grass carpet finish, suitable for certain sports that cannot properly be played on either the grass pitches or the existing MUGA. Installing a needle-punch type of sand dressed carpet will allow hockey to be played at school coaching level and also provide an all-weather surface for a wide range of sports, some new to the school offer:
  - Soccer/Walking Football
  - Netball/Tennis/Badminton/Softball
  - Cricket practice
  - Circuit training for all age groups
  - Flat green bowls
  - Pickleball, Korfbal, junior sprint track, etc.

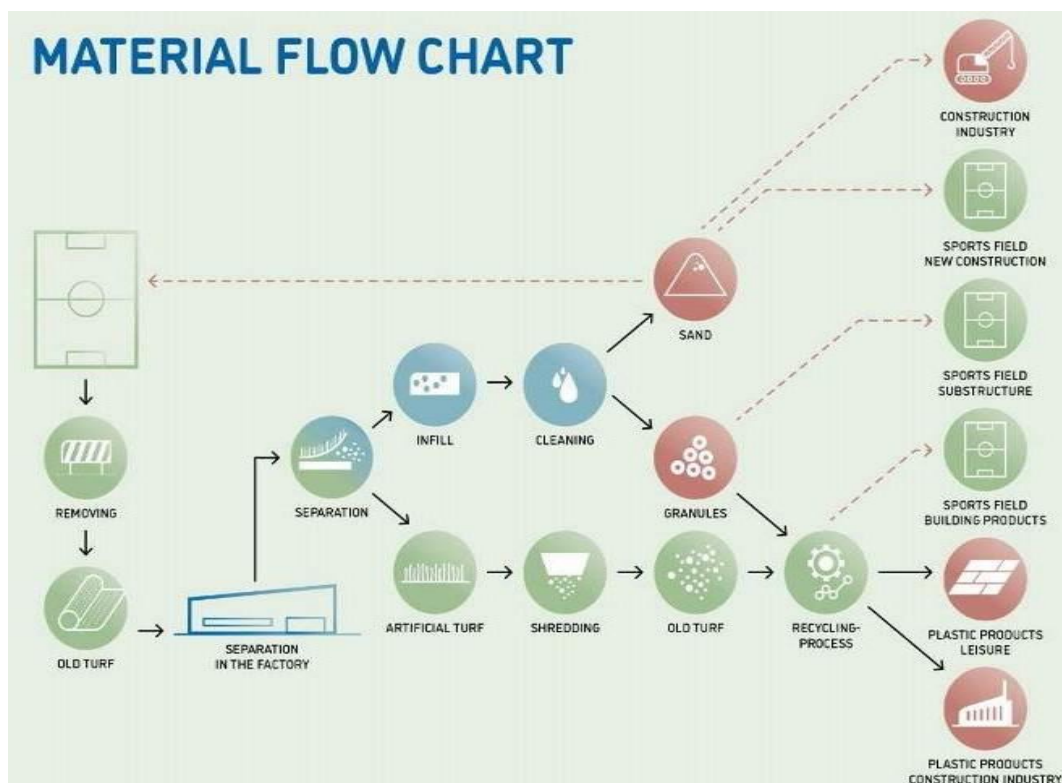
- 3) This proposal will contribute to the significant improvement of sporting facilities for the school and community and will result in considerable benefit to school pupils and local community clubs and groups through the provision of an enhanced sports facility.
- 4) The overall aim of the MUGA project is to engage as many pupils/people in physical activity as possible through the extension of playing surface types and weatherproofing. This project does support outdoor open space uses and the value of sport and opportunities for active lifestyles; whilst the sensitive MUGA AGP design minimises the impact onto surrounding land by settling the MUGA below existing ground levels and avoiding floodlighting effects to the single neighbour within view at Pheasant Farm via low-overspill lighting equipment.

The selection of the carpet is to include considerations of the life-cycle impact and recyclability of the materials used, maximising the true recycling capability of the carpet in particular, currently subject to research and development by Sport England and the major sports governing bodies. The intention is to avoid non-organic infill.

- 5) The school encourages visiting community clubs to use the indoor sports facilities after school hours, hiring-out for basketball, ladies sports groups, over 40's circuit training, over 50's & 60's sports, for example, with this use extending to the outdoor facilities in spring and summer when daylight hours permit.
- 6) Management of the new MUGA will be under the existing system for managing the other school facilities used for the community.



**Fig. 6 - Illustrative profile of the new MUGA ATP, with sand infill needle-punch carpet over a porous bitmac layer (possibly with shock pad), with drainage layer aiding attenuation of peak flows**



**Fig. 7 - Illustrative flow chart for ATP carpet recycling, rapid advances in the UK system are currently being made.**

### 2.3.2 Grass Pitch Upgrading

- 1) The grass pitches around the school are at present very prone to waterlogging from October to April. This has led to all pupils being affected by an inability to play natural grass-based sport, particularly soccer and partake in physical exercise in both core PE lessons and free time (break and lunchtime) due to damage done to the grassed areas during this winter period. the inadequate facilities.
- 2) The substantial issues regarding the school playing field area, which has got progressively worse in recent academic years, has led to the PE department having to adapt the curriculum and extracurricular opportunities to suit, leading to a narrowing of the curriculum for all students in Key Stage 3 and 4 and increased costs to the school due to having to play school fixtures away from the school site.
- 3) Grass pitch upgrading is to form part of the school strategy for outdoor sports, with ideas including reorientating the main field cricket pitch and soccer pitches to potentially accommodate a senior sized or U18 pitch, in addition to technical and maintenance modifications.

However, even the most intensive school-level, modern sports field drainage system will still only be capable of supporting the equivalent of 6 hours senior use per week, which is calculated as insufficient for the demand.



### 2.3.3 Parking

- 1) The school has Parking areas to the main courtyard area adjacent to the old building, to the access road and northern pitch and a large parking area off Easthampstead Road/Redlake Lane.
- 2) Accommodating community use in the evenings and weekends is expected to be fully achieved within the current ample parking capacity, with access from the main southern parking areas and main building parking via existing internal paths and roads.



***Several parking areas are located to the south of the school buildings, accessed from Easthampstead Road/Redlake Lane with an internal road to the new MUGA when in use.***

## 3 Planning Statement

### 3.1 Statement of Need

#### 3.1.1 The School Outdoor Facilities

- 1) The school are currently failing to deliver the full range of sports in the curriculum through the full academic year. They are, through the winter months, reliant on the small MUGA that they have, of approximately 50 x 30m. The grass pitches are largely limited in wear capacity to almost unusable through winter.
- 2) To address these problems long term, the school see the new MUGA with bitmac base finished with a needle-punch sand dressed carpet as the solution to several problems; increasing all-weather space, adding sports that at present cannot be offered, and supplementing the grass pitches when, even after renovation, these are subject to undue damage when wet.

A statement from the school is as follows:

- *Increased all-weather play area. As a result of the additional pupil's hard play areas are overcrowded at break and lunch times. Having a facility such as this will enable the pupils to play outside following adverse weather conditions rather than being restricted to remaining indoors or overcrowding on the small playground.*
- *Increased all-weather lesson time facilities. The facility will enable the extended use, particularly in the winter when classes are prevented from using grass pitches when they become unplayable.*
- *Improved community interaction and participation. The school hope to create something of a sporting hub for all ages with this new MUGA a key element in this.*

#### 3.1.2 Community Benefits

- 1) The school fully intend to extend the current community use to the new MUGA AGP. There is a need in the town and locality for facilities for a range of sports. This use includes the new MUGA AGP And the improved grass pitches for winter play.
- 2) As with the pupils, community users will benefit from the wider scope for sports that the MUGA synthetic carpet will afford. The school has many community clubs and groups interacting at present and using school facilities, the intention being to build on this.

3) Current Community Uses:

- Sports Hall
- SKMA Martial Arts Club
- TGA Gymnastics Academy
- Eversley cricket club ladies, youth and men's 5<sup>th</sup> team - matches on the main grass field and use of the outdoor nets
- Crowthorne and Crown Wood Cricket Club
- Second Wind band
- Bracknell & Wokingham Community Band
- Oak Hall
- Yoga
- Community Room
- Wokingham Rock Choir
- Existing MUGA:
- The Football Tutor
- One Ten
- Ashridge FC

## **3.2 Planning Policy Context**

### **3.2.1 Planning History**

- 1) The school has had a hard surfaced MUGA in the location of the proposed MUGA since at least 2000. The Eastern MUGA was developed from a macadam to an artificial grass surface in circa 2005. It is understood that no planning permission was granted, though no details are currently available.
- 2) Subsequently the tennis court within the application site was resurfaced and floodlighting fitted.

### **3.2.2 The Requirement**

- 1) This planning statement provides a concise explanation of how relevant planning policies have been considered and how any specific influences that might affect this proposal have been adequately addressed. We understand that development control decisions must be taken by Wokingham Town Council in accordance with the National Planning Policy Framework (NPPF) and Local Plan policies including material planning considerations relevant to this proposal.
- 2) It is understood that the development of an ATP is possible within an educational playing field environment if the proposal is sensitively prepared and reduces impacts to within acceptable limits. This applies to both human and any ecological impact. This proposal satisfies both criteria however, there may be other policies the proposal must comply with which are addressed in this statement.

Having reviewed national and local validation checklists, relevant planning policy guidance and local development plans it is acknowledged that the following material planning considerations relevant to the proposal include:



➤ NATIONAL PLANNING POLICY FRAMEWORK FEBRUARY 2019

- 2. Achieving sustainable development
- 8. Promoting healthy and safe communities (open space and recreation)
- 9. Promoting sustainable transport
- 12. Achieving well-designed places
- 14. Meeting the challenge of climate change, flooding and coastal change
- 15. Conserving and enhancing the natural environment

➤ DISTRICT COUNCIL LEVEL

- Compliance with relevant planning policy guidance, local development plans and policies
- Design and impact upon the character and appearance of the surrounding area.
- Adequate impact mitigation to residential neighbours (protecting visual amenity and residential amenity).
- Preventing the loss or detriment to any local biodiversity
- Evidence of strategic need and justification for intensification of the recreational use of the land through the introduction of an all-weather surface.
- Adequate on-site parking capacity and traffic management
- Sustainable drainage assessment
- Contamination assessment (site investigation to be carried out prior to construction)

3) The National Planning Policy Framework introduced a presumption in favour of sustainable development set out as three dimensions – economic, social and environmental objectives. This proposal aims to contribute to the above areas. In a sporting context, this proposal seeks to:

- Provide opportunities for school pupils and local community groups to participate in sport and physical activity for health improvement, enjoyment and development of their skills.
- Operate in line with the national agenda for sport considering nationally adopted strategies.
- Generate positive attitudes in sport and physical activity by children and young adults to help reduce the dropout rate in sports participation with age.

- Increase the number of people of all ages and abilities participating in sport and physical activity including people with disabilities.
- Use the facility to encourage the range, quality and number of sports club links and to stimulate competition that is inclusive of young people and adults.
- Provide affordable access to the facilities and to be as self-financing as possible in terms of community access.

In an environmental context, this proposal seeks to:

- Ensure that maintenance of the AGP is managed by the school's grounds team on a daily and weekly routine with contractors used as necessary to perform specialist maintenance on a periodic basis.
- Collect a sinking fund to replace the artificial carpet at the end of its functional life, along with further necessary refurbishment works.

In conclusion, the proposed AGP will replace part of an existing grassed playing field with:

- Better quality provision
- In a suitable location
- Supported by effective and appropriate management arrangements
- Implemented with best practice construction techniques to minimise waste.

- 4) Promoting Healthy Communities - The planning system encourages and promotes the retention of existing and the provision of additional, outdoor sports facilities, both public and private. This proposal will increase the capacity for sports involvement and provide suitable management, supervision and security by the school's existing management and administration teams; therefore, the proximity of existing facilities described above will help to create a vibrant and successful place and a safe and accessible environment.

### **3.2.3 Sports Organising Bodies**

- 1) At present the school has not yet interacted with sports bodies including Sport England, England Hockey, England Netball, the FA. HGS will liaise with sports bodies as becomes advisable during the development of the new MUGA project.
- 2) The MUGA/ATP is to be constructed to SE's Guidance Note 'Artificial Surfaces for Outdoor Sport'. TMBS also intends to follow the SAPCA 'Code of Practice for Construction

of Outdoor Multi Use Games Areas'. [https://sapca.org.uk/wp-content/uploads/2018/01/CoP\\_for\\_muga\\_ed\\_1-3.pdf](https://sapca.org.uk/wp-content/uploads/2018/01/CoP_for_muga_ed_1-3.pdf)

- 3) Playing field quality improvements, assessment and detailed scheme. This has already been acted upon my HGS, with David Hemstock of Hemstock Design Ltd acting as Design Consultant for both MUGA and grass pitch improvements. David is a qualified Agronomist and Soil & Water Engineer, member of both SAPCA (Sport & Play Construction Association) and RIPTA (Register of Independent and Professional Turf Agronomists).

### 3.3 Design Context

#### 3.3.1 Design Principles

- 1) **These proposals** have been planned with sensitivity to the neighbouring residences and minimising the landscape effect in mind. The tree and shrub surrounds to the margin of the application site are to be maintained as a screening element and bolstered by additional planting. The New MUGA sits largely below the existing ground levels, with more cut than fill on the levelling of the MUGA platform. Floodlighting is to be designed with very low-level incidental light and with minimal overspill beyond the school boundary fence.
- 2) **The proposed layout** is considered to be of a relatively limited size and scale in keeping with the surroundings but large enough to facilitate the intended sporting applications.

#### 3.3.2 Design Elements

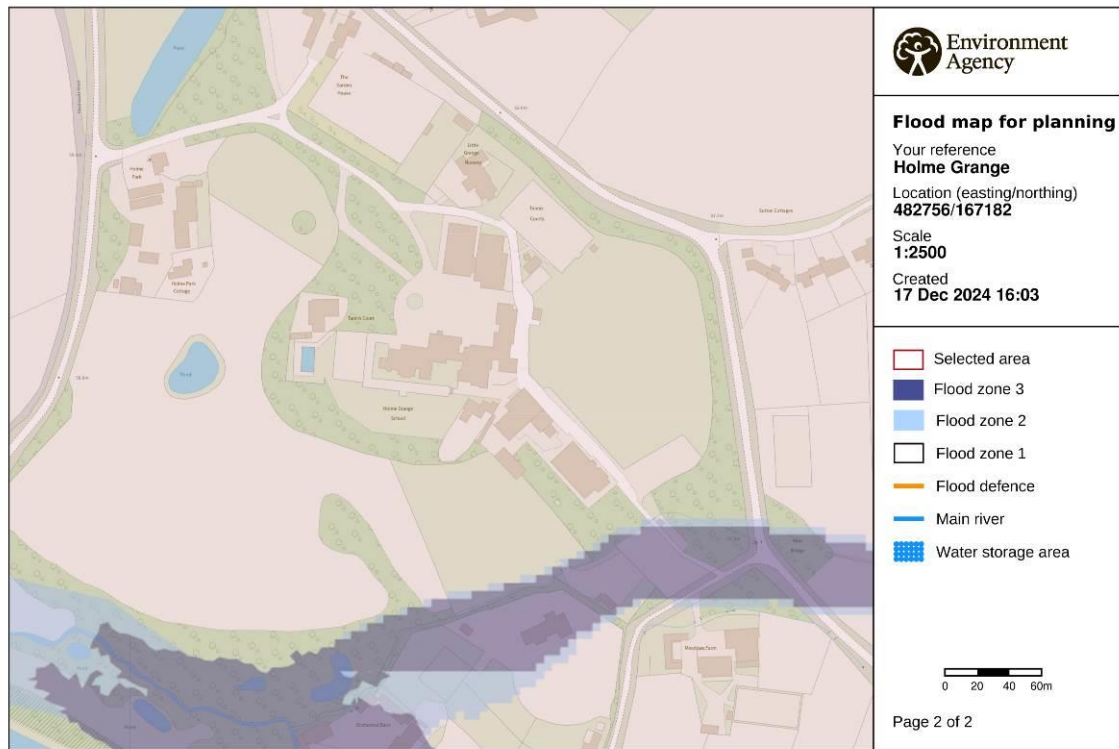
- 1) **Floodlighting** – The existing 4-mast floodlighting of the tennis court is to be increased with a modern low energy use and low overspill 6-mast arrangement.
- 2) **A 4.2m ball-retaining fence** is planned for the MUGA perimeter. The proposed level of the MUGA is approximately 62m, with 4.2m to the top of the fence giving a level of 68.2m, broadly equivalent to the existing tennis court fencing. 128.7m. The existing shingle path will not be affected by the fencing. Part of the existing court will be retained for storage and as a collecting area. Access gates will be installed to the west and north sides, accessing the MUGA from the retained changing facilities.

Fence elevations will consist of a weld mesh design comprising see-through steel mesh (polyester powder coated RAL6005 Moss Green) as is commonly installed around artificial sports pitches. It is discreet against a rural background and permits light and views throughout, reducing the visual impact of the fencing.

- 3) **The MUGA surface** is to be a mid-green coloured artificial grass carpet, with line markings. The visual appearance of the pitch surface will be similar to a very fine sports turf and complimentary to a playing field environment.
- 4) **Landscaping proposals** include planting of specimen trees with understory between the MUGA and boundary, with block planting of two areas planned (See Fig 9).
  - 50 Specimen trees – Oak, Beech, Chestnut, Rowan, Field Maple, Beech.
  - Approximately 2,000 sq.m of understory planting – Guelder Rose, Holly, Hawthorn, Blackthorn, Bramble, etc.
  - Wild flora seeding suitable for an understory and clayey, shaded soil.
  - Hedging to the boundary.

### 3.3.3 Drainage Strategy

- 1) The Environment Agency Flood Risk Maps show that the application site is outside of a flood risk zone, and is below the area threshold, therefore no flood risk assessment is required. The outfall for the school drainage is to the Emms Brook on the southern boundary.
- 2) The new MUGA will have an inbuilt attenuation capacity through the 250mm permeable stone drainage layer forming part of the construction. It will have a porous surface capable of at least 100mm/hour infiltration rate leading down into the drainage layer and 4-metre spaced lateral pipe drainage system below.



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**Fig. 8 – EA mapping of flood risk south of the application site, school southern boundary  
with Emms Brook**

### 3.3.4 Landscape & Ecology

- 1) The application area encompasses a degraded woodland zone affected by the play equipment and use. Remaining woodland will not be used for play and will have additional planting and seeding work carried out as part of the project.
- 2) HGS have commissioned a professional PEA and calculated Biodiversity Net Gain % through Whitcher Wildlife Ecology Ltd. The existing site is to be reviewed with the 10% uplift in BNG to be gained through planting and supplementary points.

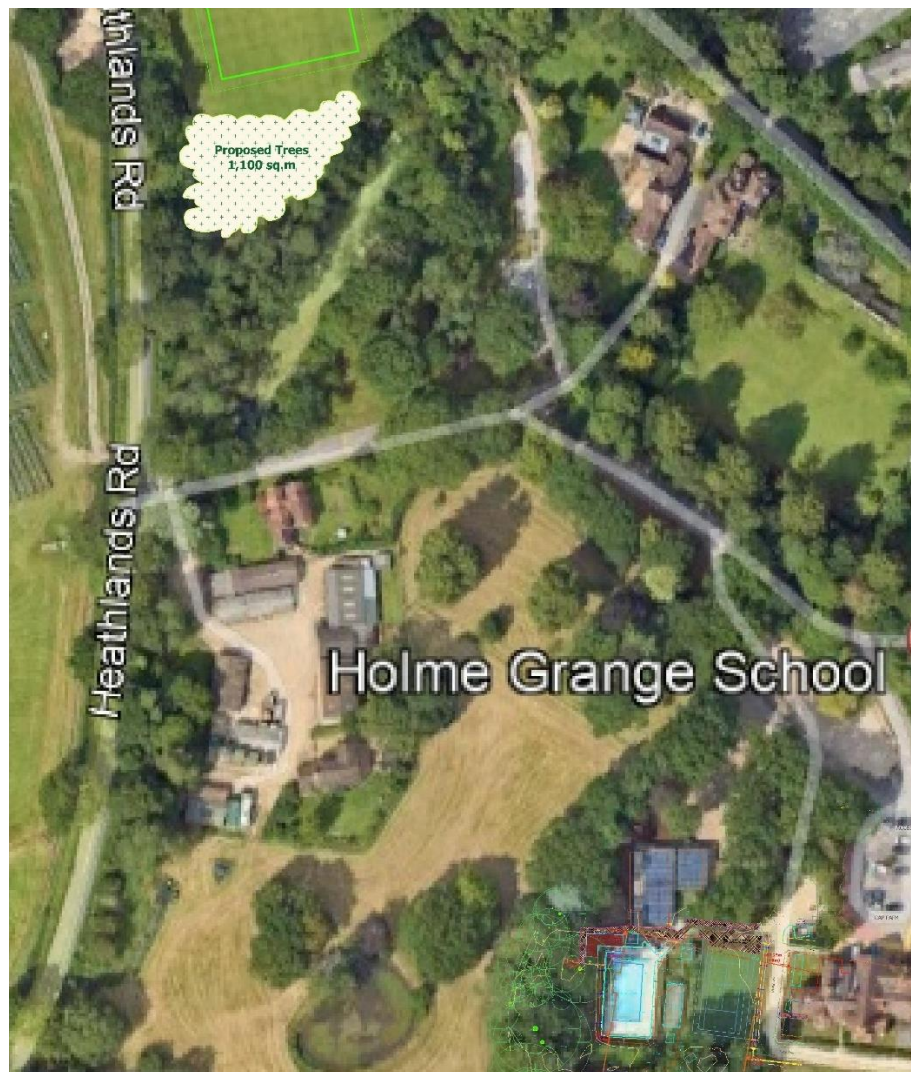


Fig. 9 – Proposed block planting of native trees, north and south of the new MUGA



### 3.3.5 Other Aspects

- 1) **Engagement of local community, neighbours** – neighbourhood consultation has been carried out, particularly with the resident at Pheasant Farm, 200m to the west of the application site.
- 2) **Noise Impact Assessment** – Considered to be not required at this point, since the proposed use noise levels through the day are expected to remain the same as for the existing uses.
- 3) **Inclusive Accessibility** - Access for all is at the core of the school's philosophy. Part of the development plan is to renovate and extend the existing pathways from the school to the outdoor sports facilities and existing changing pavilion, with no steps involved in access.
- 4) **Contamination** - The site has been reviewed through historical maps and records. There are no indications that the site has been used for any purposes other than agriculture, residential and then school use. However, a remediation strategy is proposed in the unlikely eventuality that any problematic contamination is found.

## 4 Drawings & Supporting Documents:

This statement should be read in conjunction with the following drawings and documents:

- ❖ Application site Land Registry boundary plan, red-line scaled A4 1:2500
- ❖ Site Block Plan, existing site location & layout plan 1:500
- ❖ Existing site topographic survey base plan
- ❖ Proposal plan, new MUGA
- ❖ Cross-section, new MUGA
- ❖ Landscape planting proposals
- ❖ Whitcher Wildlife Ltd PEA and BNG Calculations
- ❖ Proposed floodlighting lux contour details

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