

Cockshutt cum Petton Parish Council

The Jubilee Field



Design and Access Statement

To support Planning Application

1. Introduction

The site was gifted to the Parish Council by Ellesmere Estates in 2012 for recreational use for the community and is adjacent to the Millennium Hall. The Parish Council owns the land the Millennium Hall is built on and there is a Lease in favour of the Cockshutt Village Hall Trust. Since acquisition, the Jubilee Field has been maintained as a grassed area open to the community.

In 2012, the Parish Council set up an Advisory Committee made up of representatives of the Parish Council, Millennium Hall Management Committee, the Primary School and the community to carry out consultation with the community as to the preferred use of the site.

The consultation process carried out was as follows:

October to December 2012 – survey forms were distributed to every house in the Parish inviting residents' views on their recreational preferences. Articles were placed in the Parish Council newsletter and a stand was taken at the Christmas Fayre.

January 2013 – results of survey were announced at the Public Meeting. There were 157 suggestions from 99 forms. Initial results indicated a strong preference for sports related facilities and nature/garden related areas.

March 2013 – topics selected for feasibility studies to be carried out were announced at the Parish Meeting. These included multi-sports facility, bowling green, allotments, nature/garden areas and a patio for the Millennium Hall.

April 2013 to April 2014 - Options were explored and the relative pros and cons weighed up, taking into consideration such as usefulness of resulting spaces, access and car parking, ecological impact, visual impact, cost, fitness for purpose relative to potential source of funding etc. On-going management was also considered to ensure sustainability.

May 2014 – layout options of multi-use sports area, grass area and landscaping, patio area and car parking with suggested plans were presented at Parish Meeting. Feedback from residents has been taken into account in the production of the plans now submitted. Neighbours of the Jubilee Field were in attendance and were content with the proposals.

Prior to submission of the application the informal views of Shropshire Council's Development Management were sought and considered.

The result of the consultation and studies detailed above is the scheme now being proposed in this application.

2. Proposal

The proposal is to develop the Jubilee Field into a mixture of facilities which will enhance and complement the existing facilities available in the Parish.

Existing facilities

- Playing field privately leased by the Millennium Hall Management Committee and is large enough for a football pitch.
- Play area adjacent to the Millennium Hall for young children
- Playing field at the Primary School but is not open to the community.
- Millennium Hall with a number of function rooms. Car parking is limited when compared to the size of the Hall.

New facilities

- Multi-Use Games Arena: this will provide facilities for other sports and games, especially for older children and young people which are not catered for with existing facilities.
- Large grass area and patio area adjacent to Millennium Hall: this will enhance the facilities of the Hall especially for summer events and weddings.
- Car parking: an additional 24 spaces will be created. It is also recognised that additional parking at school drop off and pick up times and for special services at the church should be provided rather than use on road parking on the A528.

3. Design

3.1 The Site

The site is located at the north end of Cockshutt next to the Millennium Hall behind Wimbourne Cottages, Shrewsbury Road. The site measures 98m x 48m (1.2 acres) and is currently a grassed area. The site is contained by existing hedgerows and stock proof fencing but open for access from the Millennium Hall.

3.2 Layout

The location of the MUGA has been chosen to maximise the use of the site and to lessen the impact to residents of Wimbourne Cottages. A minimum of 6m access strips around 3 sides of the MUGA will allow maintenance of hedges, boundary

fencing and the MUGA fencing. Car parking is set away from Wimbourne Cottages and is separated from the patio and grass open area by hard and soft landscaping.

3.3 Scale

The MUGA will be 35m x 17m on a 36m x 18m pad with 3m high weldmesh ball stopping fencing with one 6m wide access gate.

There are minimal changes to land levels.

3.4 Appearance

The weldmesh fencing will be coloured green prior to erection. The MUGA pitch markings for tennis and basketball will be coloured coded and clearly defined as detailed in the Sport England Guidance. The pitch surface will be suitable for wheel chair users. The patio will be constructed of traditional sandstone slabs. The pathway to the MUGA will be consist block paving and soft landscaping. The car park will be with gravel/stone due to funding implications. However, when funds allow, a permeable tarmac solution will be sought.

3.5 Drainage

The MUGA base will be a porous engineering construction of two course of open-textured bituminous macadam laid upon a graded aggregate sub base. Due to the porous nature of the car park construction and the retention of areas of grass and soft landscaping no additional run-off compared to the existing grass field is envisaged. However, the Parish Council has rights to connect to the main culvert which runs across the site.

3.6 Landscaping

As stated above a block paving path bordered with soft landscaping of ornamental shrub and groundcover planting will be provided. The 4 feature trees will be native species.

3.7 Environmental Protection

Trees are present on the existing site boundaries. The inclusion of a minimum of 6.5m wide open space around the MUGA and buffer areas between Wimbourne Cottages and the car park means no preventative measures are considered necessary.

4. Access

Access to the site will be via the existing Millennium Hall access and car park. It is expected that the new parking provision will be adequate to cater for the expected increase of use of the Hall and the new facilities. The block paving allows pedestrians and Hall visitors to access the MUGA without having to walk through the car parking area. The block paving to the MUGA means access for all is achievable.

Emergency, construction and maintenance vehicles will be able to access the site from the existing access and car park.

5. Conclusions

This statement has demonstrated that the purpose of the proposal is to enhance community facilities and to provide additional sport space, in particular during the wetter months when other facilities may be rendered unusable. The facilities will be open to the whole community with no restrictions for use.

The design of the proposed development has been based on the community's wishes and responded to the site and contextual characteristics with an appropriate choice of material, scale appearance and location.