



**Le Cateau Community Primary School  
Brough Road, Catterick Garrison, DL9 4ED**

**MUGA Lighting Installation**

Stage 3 | P2

13<sup>th</sup> August 2019

E2173

DV19008

# **Planning Support Statement**

## Le Cateau Community Primary School

Project no: DV19008  
 Document title: MUGA Lighting Installation  
 Document No. Planning Support Statement  
 Revision: P2  
 Date: 13<sup>th</sup> August 2019  
 Client name: Mr Ian Mottram  
 Client no: E2173  
 Project manager: Tamsin Christison  
 Author: Tamsin Christison  
 File name: S:\Property\DV19008 – Le Cateau CP, MUGA Ext Lighting – \ADMIN\2.0 Authorities\Planning

Align Property Partners Limited  
 Morgan House, Mount View  
 Standard Way Industrial Estate  
 Northallerton, North Yorkshire DL6 2YD  
 United Kingdom  
 T +44 (0)1609 785700

[www.alignpropertypartners.co.uk](http://www.alignpropertypartners.co.uk)

© Copyright 2016 Align Property Partners. The concepts and information contained in this document are the property of Align Property Partners. Use or copying of this document in whole or in part without the written permission of Align Property Partners constitutes an infringement of copyright.

Limitation: This report has been prepared on behalf of, and for the exclusive use of Align Property Partners Client, and is subject to, and issued in accordance with, the provisions of the contract between Align Property Partners and the Client. Align Property Partners accepts no liability or responsibility whatsoever for, or in respect of, any use of, or reliance upon, this report by any third party.

### Document history and status

Revision	Date	Description	By	Review	Approved
P1	13/08/2019	Planning Support Statement	TC	SAS	KB
P2	09/09/2019	Use Revised	TC	KB	KB

### Limitations

This report is presented to North Yorkshire County Council in respect of the MUGA lighting installation at Le Cateau CP School, Catterick Garrison and may not be used or relied on by any other person. It may not be used by North Yorkshire County Council in relation to any other matters not covered specifically by the agreed scope of this report.

Notwithstanding anything to the contrary contained in the report, Align Property Partners is obliged to exercise reasonable skill, care and diligence in the performance of the services required by North Yorkshire County Council and Align Property Partners shall not be liable except to the extent that it has failed to exercise reasonable skill, care and diligence, and this report shall be read and construed accordingly.

This report has been prepared by Align Property Partners. No individual is personally liable in connection with the preparation of this report. By receiving this report and acting on it, the client or any other person accepts that no individual is personally liable whether in contract, tort, for breach of statutory duty or otherwise.

## Contents

<b>1.</b>	<b>Introduction.....</b>	<b>2</b>
1.1	The Applicant.....	2
1.2	Application Description.....	2
1.3	Supporting Statement.....	2
1.4	Supporting Documentation and Drawings.....	2
<b>2.</b>	<b>Site Location and Description.....</b>	<b>3</b>
2.1	Site Features and Constraints.....	3
	<b>Description of Proposal.....</b>	<b>4</b>
3.1	Reason for Development.....	4
3.2	Scale.....	4
3.3	Use.....	4
3.4	Access.....	4
3.5	Landscaping.....	4

# 1. Introduction

## 1.1 The Applicant

This planning support statement has been prepared by Align Property Partners to support a full planning application submitted on the behalf of the Headteacher at Le Cateau CP School.

## 1.2 Application Description

Installation of 8no. external lighting columns (6m high) to an existing MUGA.

## 1.3 Supporting Statement

This document provides background and technical information required to assist in determining the planning application. Its primary purpose is to set out the key planning considerations and how these are addressed in the design of the proposed development.

## 1.4 Supporting Documentation and Drawings

The following plans and documents are provided as part of the planning application:

Document No.	Rev	Title	Scale
DV19008/A/001	P1	Site Location Plan	1:1250
DV19008/A/010	P1	Existing Site Plan	1:200
DV19008/A/020	P1	Proposed Site Plan	1:200
DV19008/E/601	P1	Electrical Building Services – MUGA (Category III) Lighting Layout	1:200
N/A	N/A	NYP A2 Checklist	N/A
<b><u>Surveys</u></b>			
027_15 (RE01)	V2	Ecological Appraisal	N/A
027_15 (RE02)	V1	Great Crested Newt Method Statement	N/A
NJD19-0104-001R	V1	Light Impact Assessment	N/A

**Table 1 Planning Application Drawings and Documents**

## 2. Site Location and Description

### 2.1 Site Features and Constraints

The Le Cateau Community Primary School site is located within the centre of Catterick Garrison, situated off Brough Road. Private car parking and grassed areas are to the North of the site situated on Le Cateau Road, with two storey dwellings to the Southern and Western site boundaries. To the Eastern site boundary there is local woodland and Wensleydale Road which provides main accesses route to the site.

The existing main building and teaching blocks were constructed in 1970s and is primarily a single storey pitched roof building with a raised height at the point of the main hall and entrance area. The school has is built in a traditional style of the period consisting of red brickwork, grey tiled roof and white UPVC windows and doors. There is a prefabricated building to the North of the site, adjacent to the soft landscaped playground which is also owned by NYCC. A new teaching wing was installed to the Northern boundary in 2017 with render and cladded facades. Furthermore the school has a car park located to the West of the main existing building, situated within close proximity to the entrance lobby to the school.

The site of the Primary School does not contain any listed buildings and does not lie within a Conservation Area. The site does contains a number of trees to the Western boundary, however the Site Information Sheet indicates that there are no Tree Preservation Orders recorded for the site.

Public transport is provided by local bus routes, whereas access by car is provided through Le Cateau Road, Catterick Road (A6136) and the A1 Motorway that link general transport to the school and the surrounding areas.

The land is owned by the Ministry of Defence (MoD) and leased by NYCC for the purpose of educational use. Any development due to take place on the site is to be prior agreed by the MoD ahead of any works taking place on site. APP issued notification of the proposed works via email on 13<sup>th</sup> August 2019.

## Description of Proposal

### 3.1 Reason for Development

The head teacher at Le Cateau CP School requested for Align Property Partners to review options for lighting the existing multi-use games area (MUGA). The MUGA constructed in 2017 contains court markings for five a side football, tennis and netball with the remainder of the MUGA currently being utilised for a hardstanding general play area.

Following a site survey, it was identified that 8no. lighting columns would be required to light the MUGA to sufficient levels on a winter's evening. Lighting columns have been strategically positioned to maximise lighting from as few lighting columns/baffles as possible to ensure minimal disturbance to the environment and nearby dwellings.

The proposed lighting to be installed ensures zero upward lighting to minimise light pollution to the local area.

Lighting will be placed behind an existing 3m weld mesh perimeter fence which surrounds the MUGA. This will ensure the run off areas to the courts are maintained without obstructions.

### 3.2 Scale

The existing MUGA is approximately 1130m<sup>2</sup>. The 8no. lighting columns to be installed are to be 6m in height installed to the positions identified on drawing DV19008/E/601.

### 3.3 Use

The proposed lighting is to be installed to allow the MUGA to be utilised on evenings and possibly some weekends by the school. It is not proposed for the MUGA to be opened for community use at present however there will be potential for the MUGA to be utilised for community use in the future. Community use may be in the form of scout facilities or scheduled use of the courts as an example. The school have agreed the lighting would not be operational any later than 8.30pm whether being utilised for school use or community use. The lighting assessment conducted includes a full assessment pre-curfew up until 11pm.

### 3.4 Access

Access onto site will be via pedestrian access gates from Brough Road. Access arrangements are to be co-ordinated by the school.

### 3.5 Landscaping

Landscaping is not a requirement as part of the proposed scheme. Grass seeding and localised making good will be required to disturbed earth to lighting column locations and service routes.

## Appendix A. – NYPA Validation Requirements (Section 6)

### NORTH YORKSHIRE PLANNING AUTHORITY VALIDATION REQUIREMENTS SECTION 6 - OTHER REQUIREMENTS JUSTIFICATION STATEMENT (ADDENDUM)

Further to the information highlighted in the Validation Checklist, all items marked as not applicable or left blank are items that do not relate to the scheme and its context. On this basis it is information which will not contribute to the planning process of this application.

	INCLUDED / N/A	COMMENT
Affordable Housing Statement	N/A	Not required. Development is not residential.
Air Quality Assessment	N/A	Not required.
Biodiversity/Geological Survey & assessment Report	N/A	Not required.
Flood Risk Assessment	N/A	The development does not lie within a flood risk area.
Foul Sewage & Utilities Assessment	N/A	Not required, no drainage connections.
Heritage Statement (including historical archaeological features and scheduled ancient monuments)	N/A	Not required. Not relevant to determine this application.
Land Contamination statement	N/A	The development is not on a contaminated site.
Land stability/geological report and/or Coal Mining Risk Assessment	N/A	Not required.
Lighting Assessment	INCLUDED	Required due to increased lighting levels on site.
Noise Impact Assessment	N/A	Not required.
Open Space Assessment	N/A	Not required.
Parking Provision	N/A	Not required.
Photographs and Photomontages	N/A	Not required.
Planning Obligations/Draft Head of Terms	N/A	Not required.
Planning and Sustainability Statement	INCLUDED	Planning Support Statement included.
Statement of need for agricultural dwellings	N/A	The development is not agricultural
Structural Survey	N/A	Not required. Not relevant to determine this application.
Town Centre Uses (evidence to accompany applications for main Town Centre Uses)	N/A	Not required.
Transport Assessment	N/A	Not required.
Travel Plan	N/A	Not required.