

Dean Trust Rose Bridge

Disposal of disused playing field land to a community sports club – Section 77 Consultation

Introduction

Dean Trust Rose Bridge is a mixed Secondary Academy in Ince. The campus is a split site, the main site for the school includes all the school buildings, hard and soft play and playing fields. The secondary site includes the disused playing fields.

Below – An aerial view of the existing site with the detached, disused playing fields edged red.





The detached playing field is not used by the school due to its remote location away from the schools' main buildings and the poor condition of the field. The school have not used the fields for 10+ years and struggle to undertake maintenance of this unused area.

The purpose of this consultation is to determine what the views, of the following proposal are, from the local community both at the school, the neighbourhood around the remote playing field and the wider community.

Proposal

The proposal to be consulted on is to support the schools request to return the detached playing field back into council ownership. Following this the council propose to offer a local community sports club a lease to improve the field, increasing the fields potential usage and quality of playing surface. The proposal will bring back into use an underused playing field.

A local community sports club is currently interested in improving the detached playing fields including seeking grants from appropriate funding agencies to invest in the playing field.

Any secured investment would take the form of increased maintenance to improve the quality of the playing surface, the facilities and drainage improvements. The sports club would also be responsible for securing the site and limiting opportunity for anti-social behaviour.

The Existing Site

The main site where the school buildings are located is an irregular shape with a large, wooded area that contains ponds to the west of the buildings and forms an enhanced habitat area.

The detached site to the east of the main site is on the opposite bank of the Leeds Liverpool canal and are ¼ of a mile walk away. Part of the walk is along the heavily trafficked A577 Manchester Road or across the Leeds Liverpool canal.

The Detached Playing Field Site

The detached site is accessed via the busy A577. The field is large and is generally flat and is ideal for sports pitches. The site is open to the public including local dog walkers.



Above - Manchester Road seen from the junction with Holt Street, looking east towards the playing fields.



Above – View showing the existing “desire line” for walkers across the playing fields.



Above – View of the site from Ince Hall Road looking south towards Manchester Road.



Above – View of the site looking north.

Review of Educational Requirements

A review of the size of the whole campus (both sites) including the amount of playing fields has taken place indicating that the detached playing field is surplus to the school’s educational requirements. The purpose of this review was to assess the suitability of the existing site at Dean Trust Rose Bridge when reviewed against the DfE’s Building Bulletin 103 (BB 103) “Briefing Framework for Secondary School Projects” including providing commentary on the implications of consolidating the school onto a single site. BB 103 is not statutory, but it is the benchmark that the DfE use when reviewing school buildings.

Dean Trust Rose Bridge – Site Areas

Dean Trust Rose Bridge’s current total site area is 127,027 sq.m. The main site is 87,834 sq.m and the remote site is 39,190 sq.m. The maximum recommended gross site area by Building Bulletin 103 is 33,718.75 sq.m

Pitches: The existing area of Pitches is 60,396 sq.m, comprising of 23,350 sq. at the main site and 37,046 sq.m at the remote site.

Soft Informal & Social : The existing area is 5,248 sq.m which exceeds the maximum recommended area in BB 103 of 3,250 sq.m.

Hard Outdoor PEs : The existing areas is 2,701 sq.m which exceeds the maximum BB 103 recommended area of 2,675 sq.m. This does not include the MUGA.

Hard Informal & Social : The existing area is 1,523 sq.m which is above the minimum area in BB 103 of 950 sq.m

Habitat Area : The existing area is 35,307 sq.m which dramatically exceeds the maximum recommended area in BB 103 of 1,525 sq.m.

Dean Trust Rose Bridge is a large site and exceeds minimum recommended areas if the remote Pitches become detached from the campus.

Right : Full site plan with the different zones highlighted.



If the proposal proceeds and the detached sports pitches are returned to the Council from the Academy, the remaining playing fields at the main Dean Trust Rose Bridge site will still be significantly larger overall than the maximum recommended area in BB 103. Importantly, the school will continue to retain use of the detached field during the school hours throughout the day at no additional cost via a shared use agreement.