

St. Richard's Church of England Primary School Playing Field Consultation: Frequently Asked Questions (FAQs)

What is a Section 77 consultation?	Local authorities wishing to dispose of playing field land require consent under Section 77 of the Schools Standards and Framework Act 1998. Local authorities are expected to have consulted adequately on the proposals before any application for consent is made.
Why is the Council proposing to dispose of this section of school playing field land?	The disposal of this section of school playing field land enables phase one of the Ham Close redevelopment to take place on open areas of land (part of which would be the school playing field land). This would allow Ham Close residents to stay on the Close until their new homes are ready, rather than moving off the Close and returning at a later point.
How much is St. Richard's school playing fields over or under the recommended Department for Education guidelines for playing field land? How much playing field land are you proposing to dispose of?	St. Richard's CE Primary School currently has c.15,500m ² of school playing field. This includes a variety of types of space such as habitat areas, hard surface areas and informal play and social areas in addition to traditional grass pitches. The proposed disposal of 687m ² (approximately 4%) would result in there being approximately 14,800m ² of playing field at St. Richard's. This exceeds the minimum requirements set out by the Department for Education of approximately 10,000m ² for the school. To mitigate the loss of land the Council is proposing to provide a multi-use games area to provide benefit to the school and wider community all year round.
What is a multi-use games area (MUGA)?	A multi-use games area is a hard wearing artificial surface which can be used to play a range of sporting activities such as five-a-side football, netball, basketball, hockey and mini-tennis. Outer fencing may be used to help keep the ball in play and goal post units may be built in for different types of sports. To mitigate the loss of land the Council is proposing to provide a multi-use games area at St. Richard's to provide benefit to the school and wider community all year round.
Who is RHP?	Richmond Housing Partnership (RHP) is a housing association that was established in July 2000 when Richmond Council transferred all its Council owned housing stock, including Ham Close to the new organisation. They are a not-for-profit organisation that operates with the purpose of providing decent quality, affordable homes and housing related services to people unable to rent or buy in the local private housing market.
Would trees be felled in this section of land? If so, which ones and where would they be replanted?	St. Richard's has planted some fruit trees in this location. Part of the Council's offer to the school includes re-providing fruit trees elsewhere on the school site. Mature trees would be retained where possible. Where tree loss occurs through development replacement trees will be sought either to be planted within the site or within the public realm through the Section 106 agreement and Community Infrastructure Levy process.
Is RHP willing to sensitively manage the design of the buildings along the boundary so as	Yes, the planning application for the redevelopment of Ham Close will involve extensive consultation as the designs are developed. Some of the methods which could be used to minimise the impact of the new homes on St. Richards's school are: orientating the

to minimise the impact on St. Richard's?	buildings so living rooms do not face the school playing fields, and using opaque glass on any balconies to restrict views.
Are there any proposals to expand St. Richard's CE Primary School which mean it will need more playing field than it does currently?	No, there are no current proposals to expand St. Richard's. The provision of the proposed multi-use games area will help to future proof the school for any expansion if this was required in the future.
How long would St. Richard's be disrupted by the redevelopment?	<p>The overall construction of the development would likely take 4-5 years to complete and subject to planning permission etc. would take place from summer 2019. The area next to St. Richard's would form phase one of the development. Construction would take place on currently undeveloped land and take 1-2 years to complete (approximately summer 2019 – summer 2021). This would allow Ham Close residents to stay on the Close until their new home is ready, rather than moving off the Close and returning at a later point.</p> <p>A Construction Management Plan (CMP) will need to be submitted with any planning application. This would include details of measures to control the emission of noise, vibration and dust, including the management of working hours and construction traffic and we would work with the school as this is developed to ensure it is appropriate. For example, we would reduce noise as far as possible whilst SATS tests are taking place. Further details on the CMP will be shared with residents through further public consultation.</p>
How would St. Richard's school students be involved in the redevelopment process?	RHP and the Council would like children from St. Richard's to be involved in opportunities to learn about redevelopment and construction, possibly through site visits, presentations and other activities.
Who makes the final decision and can we make representations to them?	The final decision is made by the Secretary of State for Education. Please make any representations as part of this consultation process through the survey. Evidence of the results of the consultation will then be assessed as part of the application to the Secretary of State.
If the Secretary of State gives approval for the disposal of this strip of playing field land, would the school still have a secure boundary as they do at present?	Yes.
Why is the Council proposing to take land from St. Richard's rather than from Ham village green?	In the summer of 2015 RHP and the Council consulted residents on the redevelopment of Ham Close. There were some strong messages from this consultation including that the redevelopment should leave the green in its current shape and form.
How can I find out more?	<p>The consultation is open between Thursday 9 November and Thursday 21 December 2017. If you have any questions please email: consultation@richmond.gov.uk.</p> <p>Please visit https://haveyoursay.citizenspace.com/richmondce/st-richards-17 to complete the consultation survey. If you do not have</p>

	internet access, please contact Consultation Team, Third Floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ or phone 020 8891 1411 for a copy of the consultation materials. Copies will also be available in Ham Library.
--	--