



## Joint Management Committee

Secretary to the Committee

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Our Ref: DS

Date: 4<sup>th</sup> January 2022

Dear Councillor,

### **Etwall Leisure Centre Joint Management Committee**

A Meeting of the **Etwall Leisure Centre Joint Management Committee** will be held at **John Port Spencer Academy**, Civic Offices, Civic Way, Swadlincote on **Wednesday, 12 January 2022 at 17:00**. You are requested to attend.

Yours faithfully,

A handwritten signature in black ink that reads 'Frank McArdle'.

Secretary to the Joint Management Committee

To: **Representatives of South Derbyshire District Council**  
**Labour Group**  
Councillor Shepherd (Chair)

**Conservative Group**  
Councillor Muller

**Independent Group**  
Councillor Angliss

**Representatives of the Governors of John Port Spencer Academy**

## **AGENDA**

### **Open to Public and Press**

- 1** Apologies and to note any Substitutes appointed for the Meeting.
- 2** To note any declarations of interest arising from any items on the Agenda
- 3** INCOME & EXPENDITURE 2021-22 AND PROPOSED BASE **3 - 5**  
BUDGET 2022-23
- 4** ETWALL LEISURE CENTRE - S106 FUNDING **6 - 38**
- 5** ACTIVE NATION PERFORMANCE REPORT **39 - 47**

### **Exclusion of the Public and Press:**

- 6** The Chairman may therefore move:-  
That in accordance with Section 100 (A)(4) of the Local Government Act 1972 (as amended) the press and public be excluded from the remainder of the Meeting as it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that there would be disclosed exempt information as defined in the paragraph of Part I of the Schedule 12A of the Act indicated in the header to each report on the Agenda.

<b>REPORT TO:</b>	<b>ETWALL LEISURE CENTRE JOINT MANAGEMENT COMMITTEE</b>	<b>AGENDA ITEM: 3</b>
<b>DATE OF MEETING:</b>	<b>12<sup>th</sup> JANUARY 2022</b>	<b>CATEGORY:</b>
		<b>RECOMMENDED</b>
<b>REPORT FROM:</b>	<b>TREASURER TO THE JOINT COMMITTEE</b>	<b>OPEN</b>
<b>MEMBERS' CONTACT POINT:</b>	<b>KEVIN STACKHOUSE (01283 595811)</b> <a href="mailto:Kevin.stackhouse@southderbyshire.gov.uk">Kevin.stackhouse@southderbyshire.gov.uk</a>	<b>DOC:</b> U/KS/live files/Etwall JMC/budget reports/2022 budget report Jan 22
<b>SUBJECT:</b>	<b>INCOME &amp; EXPENDITURE 2021/22 AND PROPOSED BASE BUDGET 2022/23</b>	
<b>WARD(S) AFFECTED:</b>	<b>ETWALL, HATTON, HILTON, NORTH WEST, REPTON &amp; WILLINGTON</b>	<b>TERMS OF REFERENCE: HCS</b>

## **1.0 Recommendations**

- 1.1 That the projected out-turn for 2021/22 is considered and noted.
- 1.2 That the estimates of income and expenditure for 2022/23 are approved.

## **2.0 Purpose of the Report**

- 2.1 To provide an update on the Leisure Centre's financial position for the current financial year 2021/22, together with submitting proposed estimates of income and expenditure for 2022/23.

## **3.0 Executive Summary**

- 3.1 Based on income and expenditure to-date, the net cost of operating the Leisure Centre will be below the Budget for 2021/22. This is mainly due to the lower cost of utilities.
- 3.2 Besides a small increase for inflation, there are no major changes to the Base Budget for 2022/23 compared to 2021/22.

## **4.0 Detail**

- 4.1 **Appendix 1** details the costs associated with the day-to-day operation of the Leisure Centre. The primary cost is the fixed payment to the contractor (Active Nation) in accordance with the management contract. Active Nation also work in partnership with the Council and the Academy to develop services and improve the health and well-being of local residents.

- 4.2 The net cost of the Centre is financed by South Derbyshire District Council and the John Port Spencer Academy in the proportion of 62% and 38% respectively. This is in accordance with the Joint Management Agreement between the parties.

### Summary Position

- 4.3 Net expenditure in 2021/22 is forecast to out-turn at approximately £25,000 lower than Budget. This is due to lower utility costs.

### Utility Costs

- 4.4 The cost of gas and electricity are largely met by Active Nation as the Management Contractor.
- 4.5 Under the Contract, the JMC contribute to these costs or receive a refund, should tariffs increase/decrease compared to a pre-determined baseline which is determined through a formula. This is also adjusted for usage.
- 4.6 The reason for this provision is to protect the Contractor from meeting significant increases in prices which may be outside of their control. Conversely, the JMC benefits where prices fall, or usage is lower.
- 4.7 In practice, there is usually an annual adjustment to make between the JMC and the Contractor, although it is never significant. Traditionally, the JMC's Budget allows a cost of £10,000 per year as a provision.
- 4.8 The base tariff in the Contract is higher than the current tariff and therefore this is likely to create a further credit to the JMC in 2021/22, which is currently estimated at approximately £14,000.

### Overheads

- 4.9 These are the costs that the District Council incur in managing the contractor and administering the JMC's Accounts. They can vary year to year depending on the actual costs incurred by the District Council and are a proportion of the overall costs incurred, split on an estimate of time spent.
- 4.10 The costs for 2021/22 and 2022/23 are lower compared to 2020/21 following a review of these costs as previously reported to the JMC.

### Net Expenditure

- 4.11 Overall, the net expenditure and contributions are summarised in the following table.

	Actual 2020/21 £	Budget 2021/22 £	Projected 2021/22 £	Proposed Budget 2022/23 £
South Derbyshire District Council (62%)	64,142	64,534	50,817	65,828
John Port Spencer Academy (38%)	39,313	39,553	31,146	40,346
<b>NET EXPENDITURE</b>	<b>103,454</b>	<b>104,087</b>	<b>81,962</b>	<b>106,175</b>

## Sinking Fund and Decommissioning Costs

- 4.12 As part of the Budget, an annual contribution of £25,000 is made to a sinking fund to finance major replacements of plant and equipment. A contribution of £5,000 per year is also made to a decommissioning reserve.
- 4.13 As of 31 March 2021, the balance on the Sinking Fund was £136,000, with £35,000 in the Decommissioning Reserve. The contributions in 2021/22 will increase the balances to £161,000 and £40,000 respectively and to £186,000 and £45,000 respectively in 2022/23 if they are not utilised.

## APPENDIX 1

<b>Etwell Leisure Centre - Income and Expenditure</b>	<b>Actual 2020/21 £</b>	<b>Budget 2021/22 £</b>	<b>Projected 2021/22 £</b>	<b>Proposed Budget 2022/23 £</b>
Repairs and Maintenance	26,249	16,500	16,500	16,500
Contribution to Utility Costs (Gas and Electricity)	-6,113	10,000	-14,253	10,000
Contribution to Sinking Fund	25,000	25,000	25,000	25,000
Contribution to Decommissioning Costs	5,000	5,000	5,000	5,000
Main Contractor Payment	32,336	31,200	31,986	31,945
Central Support Costs (Overheads)	20,982	16,387	17,729	17,729
<b>Total Expenditure</b>	<b>103,454</b>	<b>104,087</b>	<b>81,962</b>	<b>106,175</b>

<b>Shared</b>	<b>Actual 2020/21 £</b>	<b>Budget 2021/22 £</b>	<b>Projected 2021/22 £</b>	<b>Proposed Budget 2022/23 £</b>
South Derbyshire District Council (62%)	64,142	64,534	50,817	65,828
John Port Spencer Academy (38%)	39,313	39,553	31,146	40,346
	<b>103,454</b>	<b>104,087</b>	<b>81,962</b>	<b>106,175</b>

<b>REPORT TO:</b>	<b>ETWALL JOINT MANAGEMENT COMMITTEE</b>	<b>AGENDA ITEM: 4</b>
<b>DATE OF MEETING:</b>	<b>12<sup>th</sup> JANUARY 2022</b>	<b>CATEGORY: (RECOMMENDED)</b>
<b>REPORT FROM:</b>	<b>ALLISON THOMAS – STRATEGIC DIRECTOR – SERVICE DELIVERY</b>	<b>OPEN</b>
<b>MEMBERS' CONTACT POINT:</b>	<b>HANNAH PEATE 07977 437 325 / <a href="mailto:hannah.peate@southderbyshire.gov.uk">hannah.peate@southderbyshire.gov.uk</a></b>	<b>DOC:</b>
<b>SUBJECT:</b>	<b>ETWALL LEISURE CENTRE - S106 FUNDING</b>	
<b>WARD(S) AFFECTED:</b>	<b>ETWALL</b>	<b>TERMS OF REFERENCE: (HCS08)</b>

## **1.0 Recommendations**

- 1.1 That the Committee endorses the proposed commitment of allocated S106 funding to the identified projects.
- 1.2 That the Committee notes the wider strategic review that has commenced, which will inform future S106 allocations and/or commitment at the Etwall Leisure Centre and the wider site.

## **2.0 Purpose of the Report**

- 2.1 That the Committee considers the proposed commitment of allocated Section 106 funds at Etwall Leisure Centre.
- 2.2 That the Committee approves the proposed commitment of the S106 funding to the identified projects.
- 2.3 That the Committee notes the wider strategic review that has commenced, which will inform future S106 allocation and/or commitment at the Etwall Leisure Centre and the wider site.

## **3.0 Detail**

- 3.1 Etwall Leisure Centre has benefited from significant sums of S106 contributions in recent years, particularly from the residential developments at New House Farm and Hackwood Farm.
- 3.2 Section 106 funds come with spending deadlines; if a project is not committed to and the relevant funds requested from the Council in time, then the monies must be returned to the developer if, as is usually the case, this is required by the S106 agreement.
- 3.3 Through proactive partnership working between the Council, John Port Spencer Academy, and the Council's leisure contractor (Active Nation) the Council will ensure

that monies that are due to expire, some as soon as February 2022, are committed in accordance with the terms of the S106 agreements.

- 3.4 To assist in Section 106 funds allocated to Cultural and Community Services' projects/assets being committed in a timely manner, a new S106 Officer post has been created and recruited to, with the officer starting in January 2022.
- 3.5 An overview of the funds currently available and due to expire in the short to medium term is set out in section 4 below. It will be necessary to check the specific terms of the relevant S106 to ensure that any proposed scheme can be approved for S106 funding.
- 3.6 For wider context, Cultural and Community Services has commenced a wide ranging strategic review, to inform current and future proposals/requirements, to sustainably transform local play, sport, physical activity and wellbeing services etc.). The following Strategies will be refreshed as part of this process:
  - Facilities Planning Model (FPM)
  - Built Facilities Strategy (BFS)
  - Playing Pitch Strategy (PPS)
  - Local Football Facility Plan (LFFP)
  - Recreation Facilities Strategy (RFS)

The review will follow Sport England guidance, further information on which can be found on the [Sport England website](#).

The existence of a robust and up-to-date strategies can be of significant benefit to a wide variety of parties and agendas in order to :

- Enhance and maintain relationships between parties with an interest in provision within these facilities
- Ensure the best use of available resources to develop and deliver the strategy
- Develop a locally specific and tailored approach
- Understand the supply of and demand for these facilities within the District
- Assess and understand whether there is enough provision to meet both the current and future demand
- Highlight the key findings and issues with the provision of these facilities and ancillary facilities
- Develop a strong area, sport and site-specific set of recommendations and action plan that a range of parties are committed to delivering
- Co-ordinate current and future resources and investment in facility provision in an area to secure the maximum benefit to sport and value for money
- Ensure the strategy is kept robust and up to date.

The review will also inform the emerging new Local Plan for the District.

Various organisations, including Parish Councils, schools/academies, community groups/clubs etc., will be included in the strategic review and the associated strategies, as part of the process. The Head of Cultural and Community Services is aiming to complete the strategic review by Autumn/Winter 2022.

#### **4.0 Financial Implications**

- 4.1 The S106 funding has been earmarked and identified for developments at Etwall Leisure Centre as per the briefing paper presented at the JMC in September 2021. With £456,056 currently available with future potential sums.

<b>S106 monies</b>	<b>For Etwall Leisure Centre</b>	<b>Expires during the month of</b>
£32,146	Built facilities	February 2022
£12,950	Outdoor sports	February 2022
£52,190	Built facilities	February 2023
£106,000	Built facilities	June 2024
£95,000	Outdoor sports	June 2024
£17,143	Built facilities	November 2024
£43,243	Outdoor sports	November 2024
£96,784.45	Outdoor sports	June 2025

- 4.2 Projects identified are improvement to the tennis courts / Multi-Use Games Area (MUGA) and improvements to the changing and WC provision adjacent the squash courts at the site. Site plans are attached along with the planning and design, and access statement.
- 4.3 The total Project costs are estimated to be £480,800. However, it should be noted that this includes £45,200 of contingencies:
- For the tennis court and MUGA refurbishments the total costings are estimated to be £398,300 including contingencies (£35,300).
  - The Changing room and WC improvements adjacent to the squash courts are estimated to be £82,500 including contingencies (£9,900).
- 4.4 In September 2021, a briefing paper was presented to the JMC, updating Members on the proposed allocation of S106 to the Etwall Leisure Centre site.
- 4.5 Since this meeting, Officers and John Port Spencer Academy (JPSA) have identified and proposed the allocation of immediate funds into the projects highlighted in Appendix 5 (Project C). Namely improvements to changing facilities adjacent to the squash courts. This will ensure that S106 funding is put to immediate and needed use and be allocated in advance of the spend deadline of February 2022. JPSA will project manage this process as part of wider developments that the school is undertaking.
- 4.6 There will be no cost implications to the Council's General Fund outside of the proposed S106 spend.

## **6.0 Corporate Implications**

### **Employment Implications**

- 6.1 None arising from this report.

### **Legal Implications**

- 6.2 Any S106 sums will be drawn down against specific projects in line with the contractual agreement.

### **Corporate Plan Implications**

- 6.3 The proposed S106 projects and the wider strategic review work will support the Council and partners to deliver services to the residents of South Derbyshire and fulfil



elements of Our Environment, Our People and Our Future themes of the Corporate Plan.

### **Risk Impact**

- 6.4 The Corporate and Departmental risk registers will be updated with any risks identified if they arise from this report.

## **7.0 Community Impact**

### **Consultation**

- 7.1 The S106 funding is informed currently via a range of strategic documentation including the current Open Space and Community Sport Facility Strategy, Playing Pitch Strategy and Local Football Facility Plan. All of which have been through relevant consultation processes.
- 7.2 Consultation and engagement from a variety of stakeholders will form a key element of the Strategic Review highlighted above.

### **Equality and Diversity Impact**

- 7.3 The facilities will be accessible to everyone and utilised by the school in term time during the school day and be accessible for local community usage during evenings and weekends.

### **Social Value Impact**

- 7.4 Physical inactivity can cost the economy millions of pounds per year. By developing the District's facility infrastructure, it supports the improvement of individual's / community health and wellbeing and potentially reduces wider costs to society such as the health service and will support the facility needs of South Derbyshire's growing population.

### **Environmental Sustainability**

- 7.5 Residents will be encouraged to cycle and walk to the facilities, which will potentially reduce traffic congestion and pollution.

## **8.0 Conclusions**

- 8.1 The proposed S106 expenditure will support the updating of facilities will support both the schools' growth needs but for that of the wider population, along with making effective use of the contributions secured through the District's housing growth.

## **9.0 Background Papers**

### **Appendices**

- 1.Existing Site Plan
- 2.Proposed Site Plan
- 3.Planning Design and Access Statement

4. Project Delivery Report Project A-B Tennis Courts and MUGA including costings

5. Project Delivery Report Project C Squash Court Changing and WC including costings





DRAWING SCALE

1:5 = 0.25m

1:25 = 1.25m

1:200 = 10.0m

1:1000 = 50.0m

1:10 = 0.5m

1:50 = 2.5m

1:250 = 12.5m

1:2500 = 125m

1:20 = 1.0m

1:100 = 5.0m

1:500 = 25.0m

1:2500 = 125m

Measure length of line for checking of scale

Upper Flamstead

Middle Flamstead

Lower Flamstead

Chatsworth

Chatsworth Hall

Hathersage

Derwent

New Derwent

Ashbourne

Sixth Form

Jubilee Centre

Toyota

Bakewell

Edale

Exam Centre

Leisure Centre

Childrens Centre

Ashbourne Hall

Soft Landscaping / Soft Play

Pedestrian Routes / Hard Play

Vehicular Routes + Car Parking

Additional Car Parking

Overflow Car Parking

CHANGE MANAGER

Change Description

By

Thinking Buildings

Oxfordshire: 01295 722 830 | Derbyshire: 01332 416 405  
email@thinking-buildings.co.uk  
www.thinking-buildings.co.uk

Client Name: Spencer Academy Trust  
Project Name: John Port Spencer Academy - Leisure Projects  
Site Address: Main Street, Etwell, Derbyshire, DE65 6LU  
Drawing Name: Existing Site Plan  
CDE File Name: 2122 - THB - ZZ - ZZ - DR - A - 0010 - P01  
Project No: 2122  
Drawing No: 0010  
Scale: S0  
Rev: P01

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**DRAWING SCALE**

Scale	1:5 = 0.25m	1:25 = 1.25m	1:200 = 10.0m	1:1000 = 50.0m
1:10 = 0.5m	1:50 = 2.5m	1:250 = 12.5m	1:1250 = 62.5m	
1:20 = 1.0m	1:100 = 5.0m	1:500 = 25.0m	1:2500 = 125m	

Measure length of line for checking of scale

**BUILDING NAME KEY**

LF	Upper Flamstead	SF	Sixth Form
MF	Middle Flamstead	J	Jubilee Centre
UF	Lower Flamstead	T	Toyota
C	Chatsworth	B	Bakewell
CH	Chatsworth Hall	E	Edale
H	Hathersage	EC	Exam Centre
D	Derwent	LC	Leisure Centre
ND	New Derwent	CC	Childrens Centre
A	Ashbourne	AH	Ashbourne Hall

**GENERAL SURFACES KEY**

Soft Landscaping / Soft Play
Pedestrian Routes / Hard Play
Vehicular Routes + Car Parking
Additional Car Parking
Overflow Car Parking

**CHANGE MANAGER**

Change	Description	By
Ch002	Level change / embankments indicated on drawings	GW
Ch005	Red line boundary added to drawing	GW

**Thinking Buildings**

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email@thinking-buildings.co.uk  
www.thinking-buildings.co.uk

Client Name: Spencer Academy Trust  
Project Name: John Port Spencer Academy - Leisure Projects  
Site Address: Main Street, Etwell, Derbyshire, DE65 6LU  
Drawing Name: Proposed Site Plan  
CDE File Name: 2122 - THB - ZZ - SP - DR - A - 0050 - P02  
Project No: 2122  
Drawing No: 0050  
Status: S0  
Rev: P02

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# Contents

1. Introduction
2. Site Analysis & Context
3. Planning Policy
4. Scheme Proposal & Design
5. Access Statement
6. Heritage Statement
7. Landscape and Visual Impact Assessment
8. Conclusions



## Introduction

This Planning, Design & Access Statement has been prepared in support of a planning application to refurbish and enhance the existing sporting facilities at John Port Spencer Academy (JPSA) which will be shared with Etwall Leisure Centre to meet the demand for recreational facilities created by local housing growth and secured through S106 funding. This application seeks **Full Planning Consent** for the *'Restructuring and resurfacing of the existing tennis courts and basketball courts including the erection of new fencing and floodlighting at John Port Spencer Academy, Etwall'*.

The school currently provides 11-16 education with a net capacity of 1800 pupils (360 PAN), alongside post-16 (6th form) education with a net capacity of 313 pupils, and has recently obtained planning consent for new accommodation to support expanding the school net capacity for 11-16 to 2,100 pupils (420 PAN) and post-16 to 400 pupils (200 PAN). The sporting facilities, including a 25m swimming pool and sports hall, are shared through a Joint Use Agreement with Etwall Leisure Centre which occupies the same site as JPSA.

The scheme proposals comprise of the resurfacing of the existing tennis courts with a porous macadam surface, along with the erection of floodlighting, to improve the provision of tennis facilities, and the restructuring and resurfacing of existing basketball courts with a polymeric surface, along with the erection of rebound fencing and floodlighting, to provide two multi-use games areas offering mixed sport facilities.

The following planning, design & access statement demonstrates how the proposals have been developed in response to the site context, constraints and local planning policy. This statement should be read in conjunction with the submitted design drawings and supporting documentation.









Diagram 1: Historic Photo of Etwall Hall

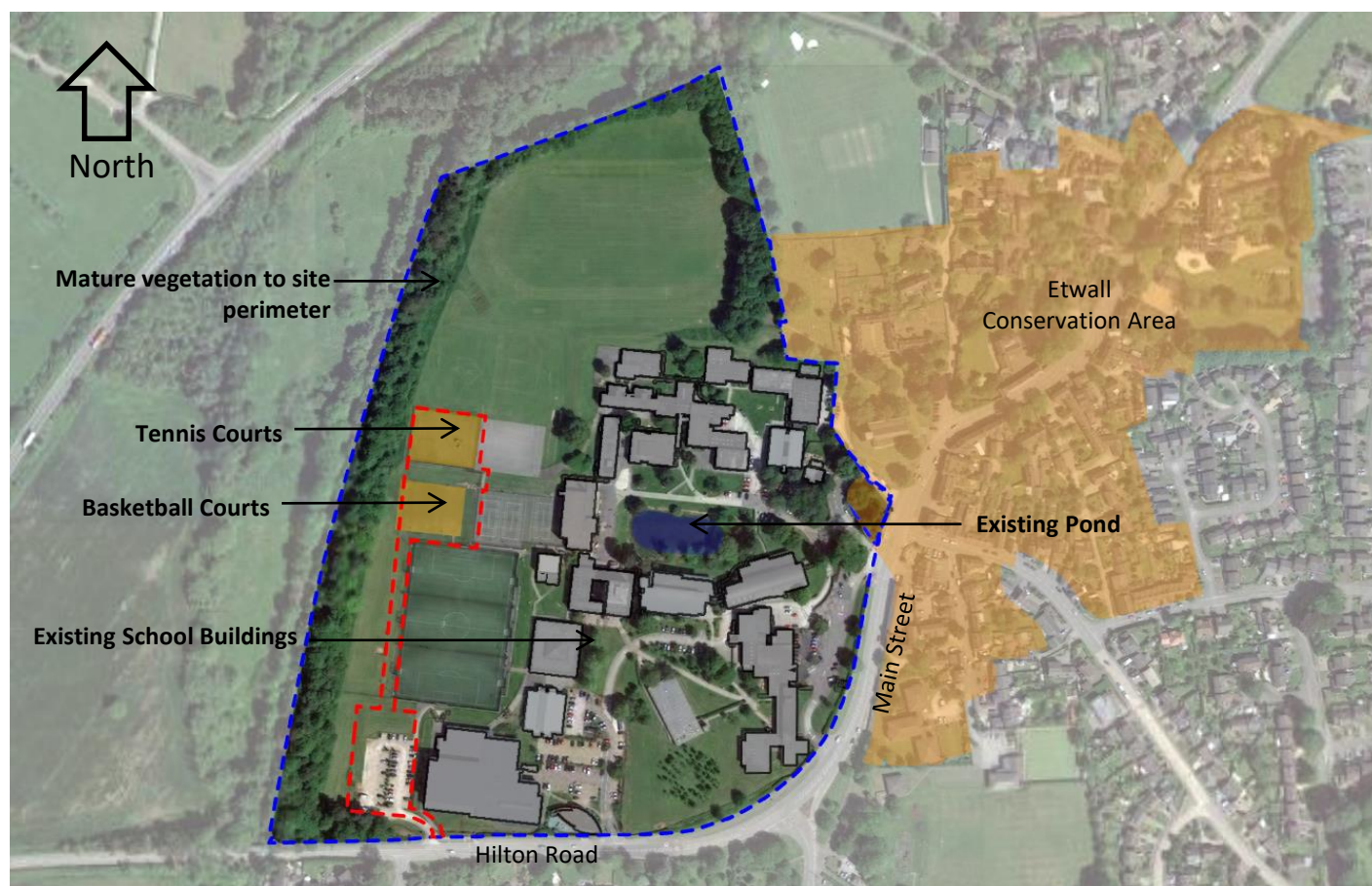


Diagram 2: Existing Site Features

## Existing Site & Context

JPSA is located in the Derbyshire village of Etwall, situated approximately 7 miles south-west of Derby city centre. The 2011 Census recorded the local population as being 2,906. The application site sits on the western boundary of the campus, and will be accessed via the new overflow car park off Hilton Road. Dense and mature vegetation along the north and west boundaries provides a green backdrop to the application site, while faculty buildings screen it from the east and south.

The academy is situated on the site of a demolished country manor, Etwall Hall, once owned by the Port family but later purchased by Derbyshire County Council in 1952. After intensive use during the Second World War by the Army as a fuel depot and equipment supply centre, the Hall had fallen into a dilapidated state and was demolished in 1955. Shortly after, Etwall Secondary School and John Port Grammar School were built on the site, which were later amalgamated to form John Port School in 1965; named after Sir John Port, founder of nearby Repton School.

In 2018, John Port School became a full member of the Spencer Academy Trust. The academy now has a role of over 2,000 pupils, providing teaching for ages 11-18, and is now one of the largest schools in the Trust group, and the largest secondary school in Derbyshire.

The academy is structured on a 'green campus' design ethos, with faculty buildings surrounding one of the original fishing ponds on the grounds of Etwall Hall. Teaching facilities are spread across the site, with each faculty having separate buildings, set within open green spaces and mature trees / vegetation. The schools sports facilities, including a full size artificial playing surface and a number of tarmac tennis / netball / basketball courts sit along the western edge of the site. These facilities are shared through a Joint Use Agreement with the Etwall Leisure Centre, opened in 2009, and students have access and use of the sporting facilities within the leisure centre, including a 25m swimming pool and sports hall.

The site is not susceptible to flooding, with the development site sat within Flood Zone 1, and having discussed the application with the Environmental Agency, we submit that an FRA is not required. The FRA for the school masterplan shows that the basketball courts can be subject to localised surface water flooding as a low part of the site, taking water away from the more vulnerable parts of the site, and the MUGA will be designed to accommodate this constraint.



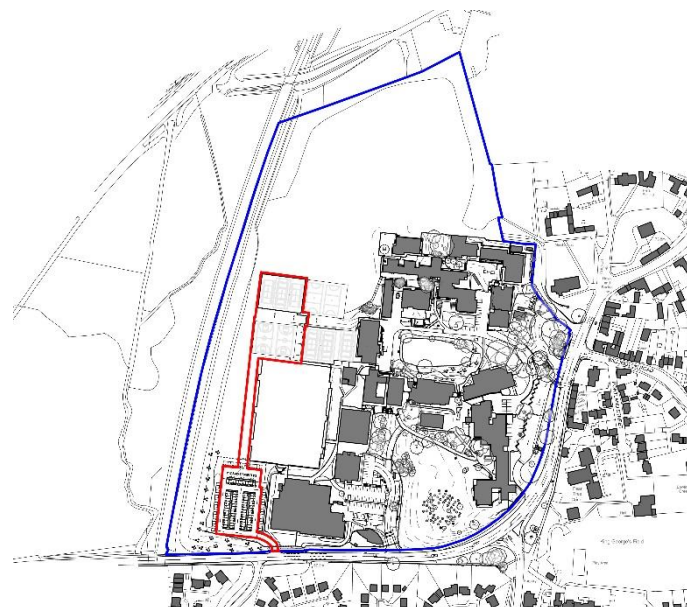


Diagram 4: OS Location Plan Extract



Diagram 3: Existing Site Plan

## Existing Buildings

JPSA occupies an attractive and substantial site on the edge of Etwall village, with 15 faculty buildings, including the joint use Leisure Centre (C), but excluding the Sure Start Children's Centre building (D). There are no buildings within the application site, and the proposed scheme has no impact on any of the existing buildings.

## Services & Utilities

JPSA is currently serviced by electricity, gas, water, BT, and foul drainage. The proposed development will only require electrical connections, and the aim will be to retain and adapt these services to meet the demand of the additional development.

## Size and Topography

The academy site, including the Leisure Centre and Children's Centre, is approx. 7.6 hectares / 18.9 acres, has a relatively regular shape, although marginally tapering towards the north, and a 17m level difference between the north and south site boundaries. The application site is 0.88 hectares / 2.17 acres, with a gradual incline from the car park (E) up to the basketball courts (B) followed by a 3m embankment up to the tennis courts (A).



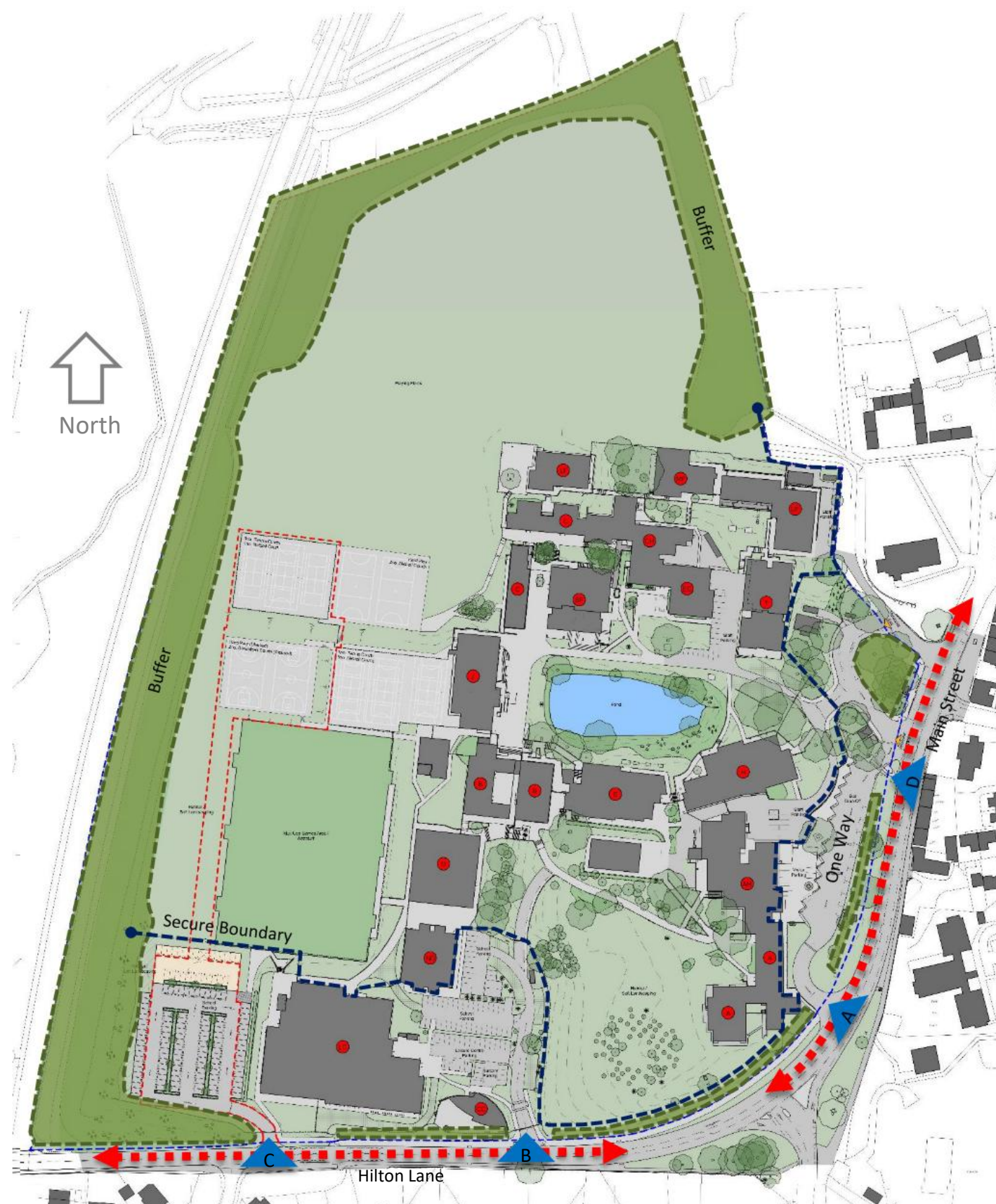


Diagram 5: Access, Boundaries & Vegetation diagram

## Vehicular & Pedestrian Access

Vehicle and pedestrian access will remain as existing, with no new routes being formed. Entrance A (see diagram 5) serves as the primary vehicular entrance for JPSA, while Entrance B provides maintenance access to the rear of the academy and is shared with the Sure Start Children's Centre / Leisure Centre car parks. Entrance C gives access to the shared overflow car park and a maintenance / emergency access to the school playing fields and courts. All four entrances annotated on the attached diagram provide pedestrian access to the school, but beyond the site boundary the academy's secure boundary has only a couple of pedestrian entrances, restricting student access to entrances B, C and D. Public access to the courts and playing fields will remain through the Leisure Centre, accessed via entrance B or C.

## Existing Vegetation & Screening

There is no vegetation within the application boundary, however the JPSA site boundaries are well defined and established through a mixture of fences and mature vegetation with different grades of transparency and heights. Along the north and west boundary lies a dense buffer of mature trees and vegetation creating a strong visual barrier between the courts and open countryside beyond. High hedgerows along the east and south boundary to the main roads, breaking only at entrance points, along with the faculty buildings and level change, screen the courts from the east and south boundary.

## Ecology & Fauna

The courts have no ecological value being tarmacadam surfaces, and are extremely unlikely to support protected / notable species, and amphibian habitat unlikely to be affected. During the school expansion, an Ecological Appraisal identified that campus as having low ecological value, and the measures introduced as part of that approval will be unaffected by these works.

## Planning Background

## Planning History

There is a varied planning history that follows the expansion of the school. Most relate to minor works projects (fencing / canopies), but the following sets out the more significant developments:

- 9/1994/0316 - The Erection Of A Science Block With Basement Garaging On The Eastern Side Of The Main School Buildings (Toyota Building)
- 9/1998/0733 - The Erection Of A Dance/Drama Studio As Phase I Of The New Expressive Arts Building
- 9/1999/0983 - The Erection Of Phase II Of The Expressive Arts Building, Extension To The Lower Flamstead Building, And The Roofing Over Of The Derwent Building
- 9/2000/0528 – The Erection Of An Extension To Infill Part Of The Undercroft To Provide Two Additional Classrooms At The Bakewell Building.
- 9/2002/0177 - The Erection Of A Single Storey Extension To Middle Flamstead Building.
- 9/2002/1229 - The Erection Of A New Humanities Building And Associated Works.
- 9/2004/1217 - The Erection Of A 12 Classroom Building With Associated Offices And Ancillary Spaces.
- 9/2007/0381 - New Sports Centre Incorporating A Six Courts Sports Hall, Swimming Pool And Associated Changing Facilities (Approval Of Reserved Matters).
- 9/2009/0150 - The Erection Of Children's Centre.
- 9/2011/0223 - The Conversion Of An Existing School Swimming Pool To A Vocational Centre And Classrooms.
- 9/2011/0286 - Proposed New Car Park At Rear Of Sports Hall And New Paths And Fencing Around Derwent Building.
- 9/2014/0452 - Prior Notification Of Proposed Demolition Of Modular Classroom Block (Ilam Building).
- DMPA/2020/0864 – Hybrid application for School Expansion (Outline Consent) and Car Park Expansion (Full Planning Consent).

## Planning Policy

The key policy considerations from the South Derbyshire Local Plan are as follows:

- POLICY S1 – SUSTAINABLE GROWTH STRATEGY and
- POLICY S2 –PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT  
Refurbishing the existing courts and improving the existing facilities in itself represents a sustainable approach to development and growth.
- POLICY S6 – SUSTAINABLE ACCESS

There are no changes to the existing access.



## Planning Background

## Planning Policy (Continued)

- POLICY E3 – EXISTING EMPLOYMENT AREAS

The proposed development will not create any new jobs, but renovating and improving the facilities, bringing them up-to-date with current standards, helps secure the future of the site.

- POLICY SD1 – AMENITY AND ENVIRONMENTAL QUALITY

The following section on 'Scheme & Design Proposals' demonstrates how the development enhances the amenity value of the school site.

- POLICY SD2 – FLOOD RISK

The proposed development site falls within Flood Risk Zone 1 and not susceptible to flooding, and the scheme proposals will not make flooding worse in other areas. Installation of a porous surface will improve site drainage and reduce the risk of localise flooding of the surface finish.

- POLICY SD3 – SUSTAINABLE WATER SUPPLY, DRAINAGE AND SEWERAGE INFRASTRUCTURE

The works will have no impact on any water supply or sewage infrastructure. The hard standing tarmacadam, draining to the adjacent soft landscaping, will be replaced with porous surfaces to improve drainage local to the basketball and tennis courts.

- POLICY SD6 – SUSTAINABLE ENERGY AND POWER GENERATION

The infrastructure for the existing floodlights to the artificial turf will be extended to supply the additional lighting for the basketball and tennis courts.

- POLICY BNE1 – DESIGN EXCELLENCE

The following section on 'Scheme & Design Proposals' will demonstrate how the development enhances the quality of the existing environment of the school and leisure centre.

- POLICY BNE3 – BIODIVERISTY

The proposals will have limited impact on biodiversity, and the submitted proposals replace a tarmacadam hard standing with a porous hard standing.

- POLICY BNE4 – LANDSCAPE CHARACTER AND LOCAL DISTINCTIVENESS

The following section on 'Scheme & Design Proposals' will demonstrate how the proposals enhance the existing quality and character of the academy.

- POLICY INF2 – SUSTAINABLE TRANSPORT

The submitted proposals have no impact on the existing travel / transport condition.

- POLICY INF9 – OPEN SPACE, SPORT AND RECREATION

The submitted proposals look to protect and enhance the existing sport and recreation grounds on the campus.









Diagram 6: Extract of Proposed Master-Plan

## Use

The development site has an established education / recreational use, and a renovation of the existing facilities is considered to be acceptable in the context of the current site use and local planning policy.

## Amount

The amount of development reflects the existing facilities. The submitted application does not seek to increase the amount of development currently on the site, looking to only refurbish the existing facilities.

## Site Layout & Approach

The location and the layout for the tennis courts (A) will remain as existing. The replacement basketball courts (B) will be of a similar footprint to the existing, but will be rotated through 90 degrees to provide two multi-use games area that are compliant with the current Sport England standards while having the least impact on the adjacent embankments.

## Building Form, Height & Massing

The submitted proposals do not include any building forms or massing, and new fencing to the basketball courts will be of a similar height to adjacent playing surfaces, albeit lower due to differences in site levels.

## Appearance, Materials & Landscaping

The courts will be surfaced with a porous pigmented macadam / polymeric surface to a Sport England standard. The basketball courts will be enclosed by a rebound fencing in Moss Green to reflect the fencing to adjacent playing areas. Soft landscaping will be limited to making good of the grass around the basketball court once the courts have been restructured.



## Sustainability

Developing the campus on a need basis allows the applicant to deliver sports facilities that meet the current demand, while making the academy and leisure centre more desirable that will support the long term viability of delivering high quality educational and recreational facilities. Providing high quality facilities for use by the local community, via the Joint Use Agreement with the leisure centre, who may chosen previously to travel, in itself promotes a far more sustainable approach to development.

## Ecology & Biodiversity

The submitted proposals are for the resurfacing of existing hard standing tennis and basketball courts, and there are no ecological or biodiversity enhancements proposed. The enhancements made as part of the consented masterplan will be unaffected by these proposals.

## Flood Risk Assessment

The site falls within Flood Risk Zone 1, and having discussed the scheme with the Environmental Agency, we submit that a Flood Risk Assessment is not necessary. The basketball courts sit within a low spot on the site, which can be subject to surface water flooding as a non-porous tarmacadam which discharges onto the adjacent soft landscaping, however the new surfaces will be of a porous macadam (tennis courts) and porous polymeric surface (basketball courts) to reduce the impact of surface water flooding.





## Private Vehicles, Bicycles, Refuse & Service Vehicles

The submitted application does not look alter the existing conditions for vehicles and bicycle access. There will be no requirement for refuse vehicle access, and service vehicles will use the existing gated access via the overflow car park to the south.

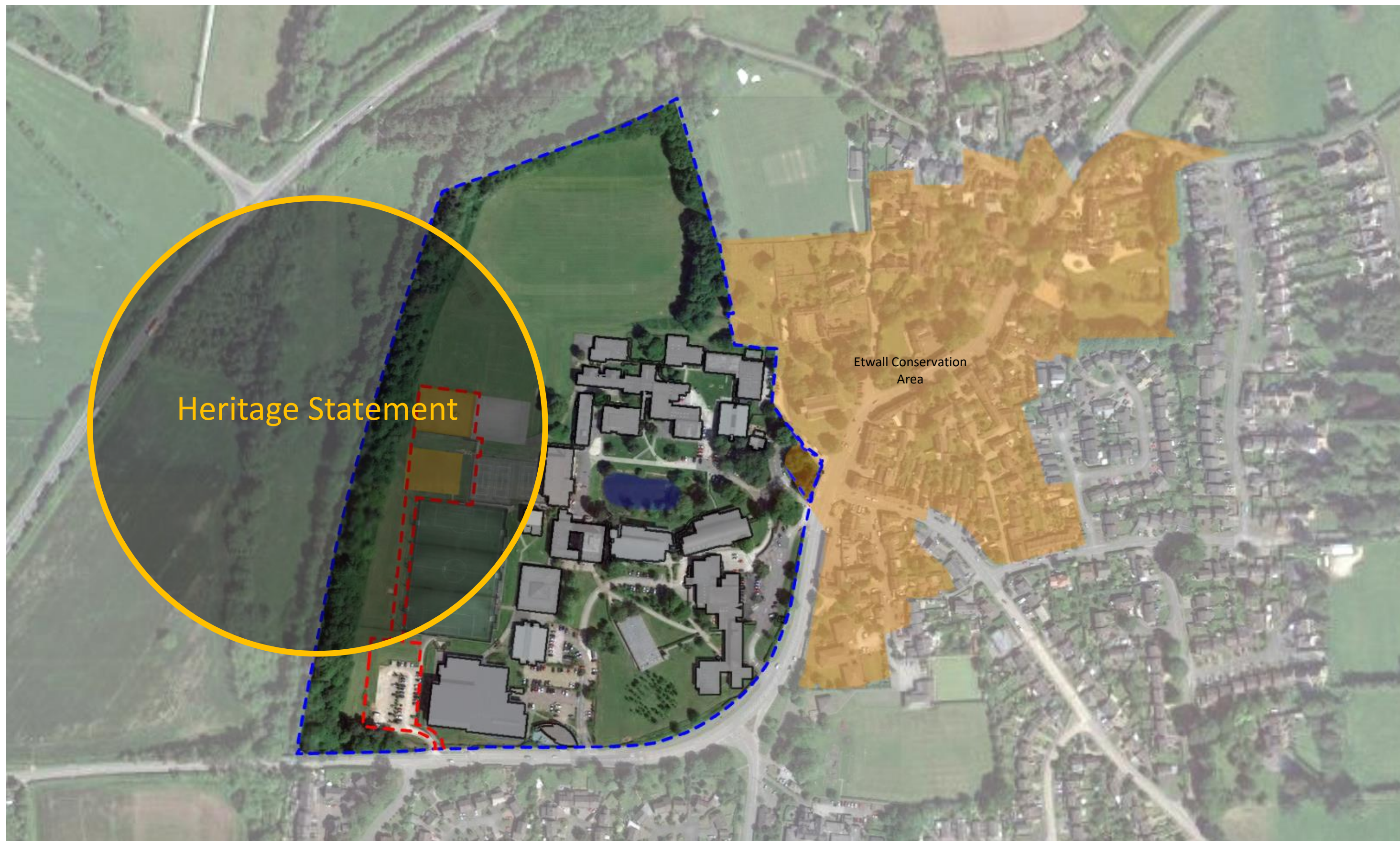
## Pedestrians

The academy benefits from good pedestrian links with four key entrances and wide pavements in good condition to promote many local journeys to be made on foot. The existing pedestrian entrances to the site will remain unaltered, and the route through the secure school boundary from the car park expansion will remain to the north of the leisure centre. With the secure boundary, pubic access to the tennis and basketball courts is controlled by the leisure centre.

## Wheelchairs Users

Existing entrances to the site and into the buildings will largely remain unaltered with firm level paths and marked walkways.









Photograph G: Church of Saint Helens



Diagram 9: Conservation Area and Listed Buildings

## Heritage Assets

John Port Spencer Academy sits on the edge of the Etwall Conservaton Area, which is largely defined as a compact nucleated settlement in a semi-wooded setting with large trees in a series of mature gardens. Generous spaces form wide streets with wide pavements, which historically led to the village church and now enhance the setting of its historic buildings. The Conservation Area has a mix of architectural details, with a high proportion of genteel red brick Georgian houses. Spaces are largely defined by continuous enclosures formed by tall brick boundary walls, which are softened by lush planting and overhanging plants (South Derbyshire District Council, 2011, Etwall Conservation Area Character Statement).

There are a number of listed buildings within the village, but most significant to this application is the Grade I Church of St Helen (1096573) and Grade II\* Sir John Port Almshouses (1096567) directly to the east of the academy, the Grade II Well Head to the eastern edge of the academy grounds, and the Grade II listed Garden Wall to the north-east boundary of the academy.

## Historic Significance

Served by a number of small springs, the village is Anglo Saxon in origin and inherits its name from the Saxon name 'Eata's Well'; the assumption is that the springs and wells led to the pattern of development. The village has buildings from almost every period of architecture from the late 16<sup>th</sup> Century onwards, providing a strong visual indicator that it has been inhabited for some 400 years. The settlement pattern is nucleated with the Church to the east of the academy being the focal point, although its strategic importance and physical presence was much more pronounced when the road to Sutton ran between the academy ground and churchyard. The Church is dedicated to St. Helen, and there were more 'holy' wells named for Helen than any other non-biblical female saint, and the link to the village wells is the most likely explanation of this dedication.

The academy itself is built on the grounds of the former Etwall Hall which was founded by the Port family back in the 16th Century following the marriage of Sir John Port the Elder to Jane Fitzherbert. Built in a defensive position overlooking the flood plains, the landscaped grounds of Etwall Hall dominated the western edge of the village, and had a medieval relationship to the Church of St Helens. The hall was demolished in 1955; very little of the grounds fall within the conservation area, and the tombs of the Port Family and Cotton Family (a later resident of the hall) can be found in the Church.





Photograph H: Listed Brickwork Wall



Photograph J: Almshouse



Diagram 9: Conservation Area and Listed Buildings

## Architectural / Artistic Significance

Timber frame construction with panels of wattle-and-daub would have been the principal building material in Etwall leading up to the 18<sup>th</sup> Century due to a lack of stone in this part of the valley; although not immediately visible from the main street now, this is evident upon further exploration. The exemption to this rule would have been the large ornate buildings built by patrons where no expense was spared to import costly materials, and now brickwork is the dominant building material within the village, although sometimes rendered or painted.

Following the demolition of Etwall Hall, the pink and buff sandstone Church is the only stone building in the village, and is a dominant architectural feature on the edge of the academy. The Grade II listed wall to the eastern edge of the academy grounds is the earliest known example of brickwork in Etwall, alongside the brickwork Almshouses to the north-east of the grounds. The academy itself is much newer, of low cost construction of little to no architectural significance in the wider context of the Etwall Conservation Area.

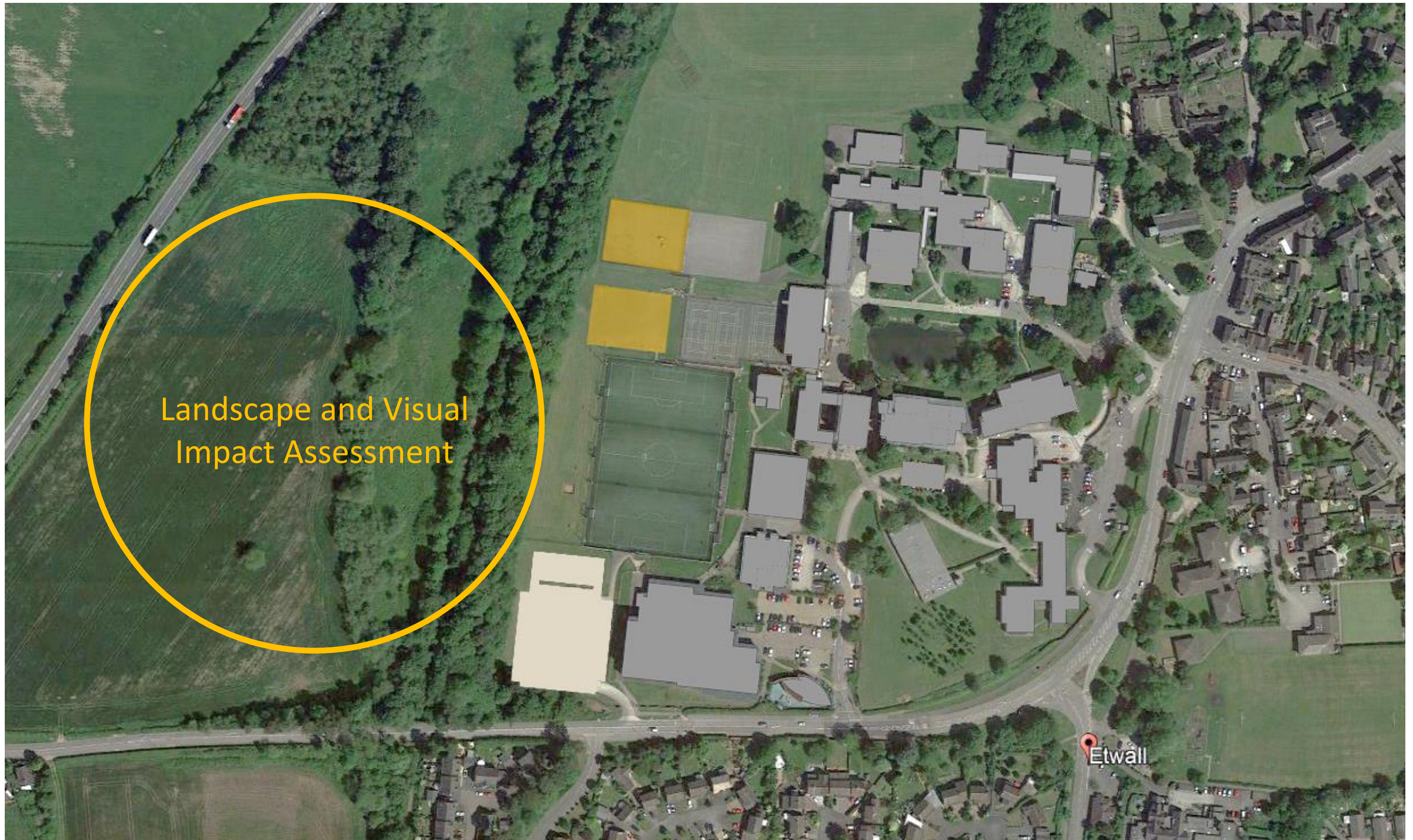
## Archaeological Significance

There are no designated Schedule Ancient Monuments on nor near to the academy grounds, however it sits on the edge of a designated 'Area of Archaeological Potential' which follows broadly the line of the Conservation Area. Records show a probable extent of settlement and industrial activity during the medieval and / or post-medieval periods, suggesting archaeological evidence may survive below the ground.

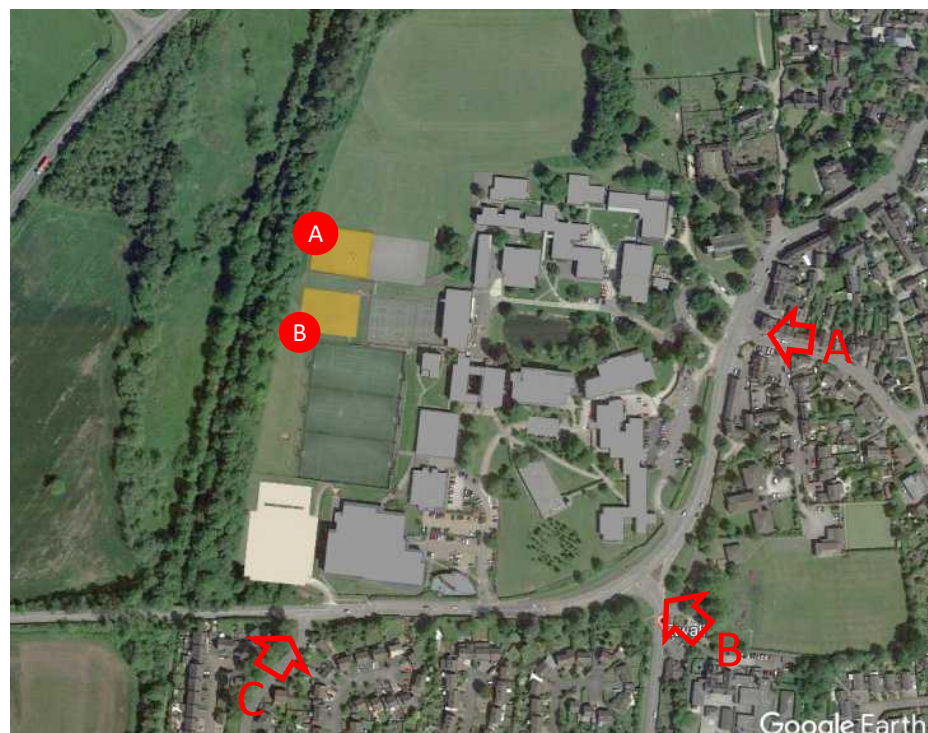
## Impact Of Proposals

In summary, we believe that the academy offers little value to the existing conservation area and / or adjacent listed buildings. The submitted proposals seek permission for development well within the grounds of the academy, and this Planning, Design, and Access submits that the proposals will have limited impact on the setting, character and structure of existing heritage assets.









Key Plan:  
Court A – Tennis Courts  
Court B – Basketball Courts



Street View A: View Of Academy Entrance From Willington Road  
Faculty buildings screened by dense mature trees, while the visual impact of the reception building softened by high hedgerows and mature vegetation. Both the Tennis Court (A) and Basketball Court (B) will be screened by the existing mature trees and faculty buildings.



Street View B: View Of Academy From Egginton Road  
High hedgerows provide limited screening along south-east elevation soften the visual impact along the main road, and only broken at vehicular entrances. Both the Tennis Court (A) and Basketball Court (B) will be screened by the existing mature trees and faculty buildings.

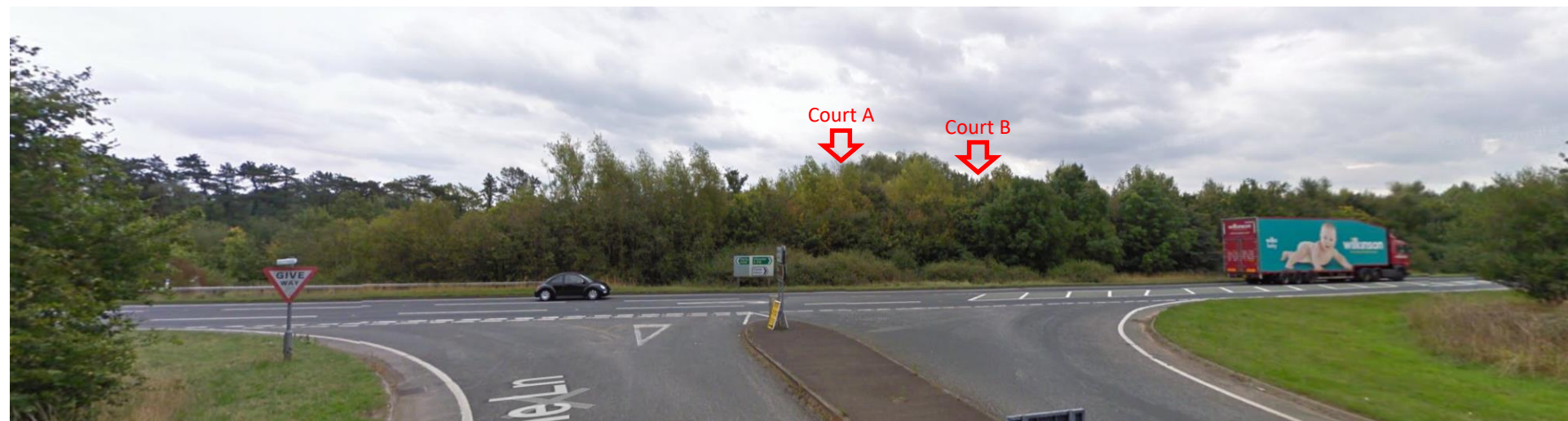


Street View C: View Of Leisure Centre and Car Park from Old Station Close  
Car park screened from main road by dense vegetation. Leisure Centre and Children's Centre / Nursery are quite prominent along the main road, and will screen all proposed development contained within the centre of the academy campus.





Key Plan:  
Court A – Tennis Courts  
Court B – Basketball Courts



Street View D: View Of Academy From Ash Lane Along A516  
Existing faculty buildings and facilities concealed by dense vegetation and mature trees along the length of the A516 presenting no views in this direction. Proposed development will be screened also.

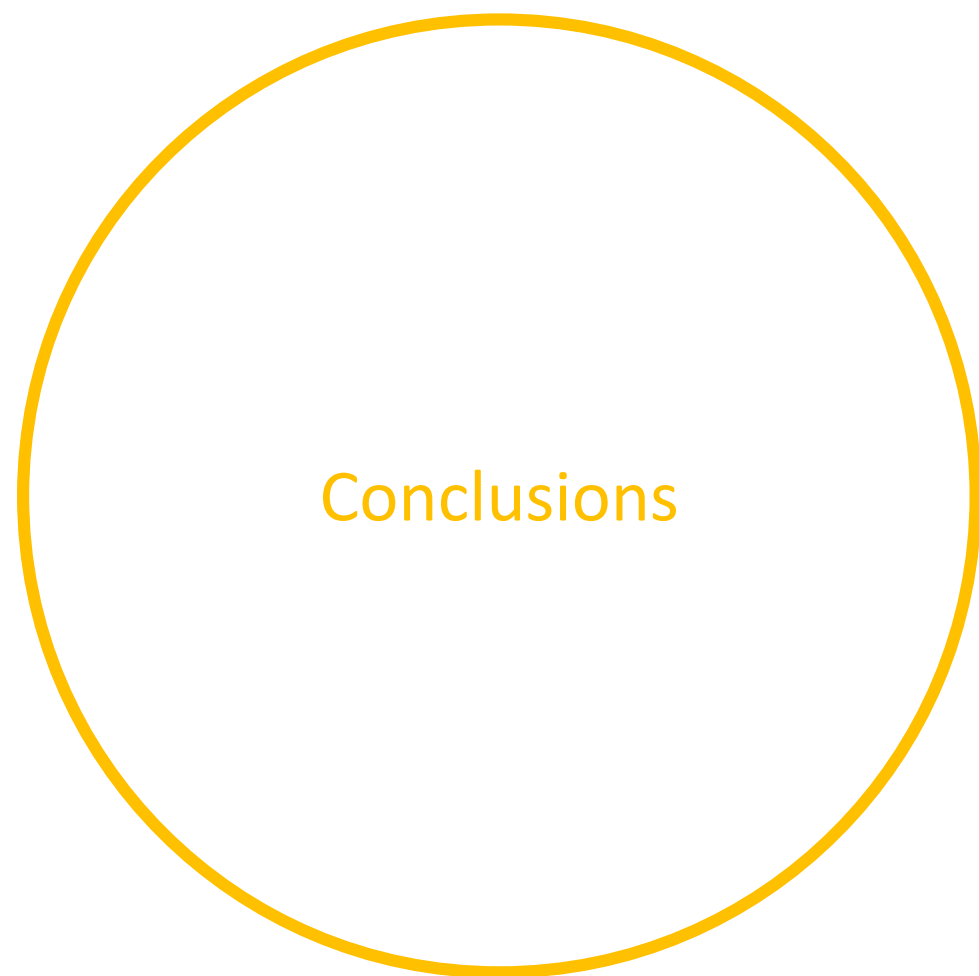


Street View E: View Of Academy From Sutton Lane  
Existing faculty buildings and academy grounds screened by dense vegetation and mature trees along the north boundary presenting no views in this direction. Proposed development will be of similar scale to the existing facilities and also be screened.



Street View F: View Of Down Main Street and Past the Church of Saint Helen  
The existing faculty buildings and campus are screened by mature trees and dense vegetation that lie beyond the Church. Proposed development will be of a similar scale to the existing and therefore will also be screened and have minimal impact on the setting and character of the Church.





## Conclusions

The principle for an educational and recreational use of the site, as an academy and leisure centre is already established. The proposals have been developed to reflect the use, layout, scale and appearance of the existing facilities. The main purpose of the proposed refurbishment is to meet the demand for recreational facilities created by local housing growth and secured through S106 funding. Without this refurbishment, we may find the local community travelling further afield to access quality facilities, and this refurbishment is crucial for the academy and leisure centre to continue to provide up-to-date recreational facilities.

This Planning, Design and Access Statement demonstrates that the proposal complies with the material planning considerations, will have limited impact on the conservation area and / or views into the site, and the applicant respectfully requests that the local planning authority grants planning permission for this proposal.





Aerial Image of Current / Existing Academy Campus



Notes & Qualifications

- 1) Presentation output scale is A3.
- 2) Drawings shown are not to scale

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# PROJECT SUMMARY REPORT



Project No:	2122
Project Name:	JPSA Leisure Facilities (Project A / Project B)
Project Workstage:	RIBA 2/3/4
Author:	Gareth Williams
Issued to :	Marie Walker-Endsor, Hannah Peate
Issue date:	22.12.2012

## Project Title:

Project A: Tennis Courts

Project B: Basketball Courts

## Project Description:

The scheme proposals comprise of the resurfacing of the existing tennis courts (Project A) with a porous macadam surface, along with the erection of floodlighting, to improve the provision of tennis facilities, and the restructuring and resurfacing of existing basketball courts (Project B) with a polymeric surface, along with the erection of rebound fencing and floodlighting, to provide two multi-use games areas offering mixed sport facilities.

## Reference Drawings:

2122\_0001\_Site Location Plan

2122\_0010\_Existing Site Plan

2122\_0050\_Proposed Site Plan

2122\_0060\_Proposed Layout / Scope of Work

## Estimated Project Cost:

Adair have been appointed to provide some initial cost advice and provided an initial cost estimate of £398,300 ex. VAT (£477,960 inc. VAT)

Project Cost Breakdown				
Build Cost	Fees & Surveys	Design Contingency	Build Contingency	Total cost
£353,000	£10,000	£0	£35,300	£398,300

NOTE: The cost currently allows for the replacing the existing hard surfacing and sub-base as a worst case scenario; once a contractor has been appointed, Thinking Buildings will work with the contractor to find the most suitable design solution for the site which has been suggested to be retaining the existing subbase.

# PROJECT SUMMARY REPORT



## Proposed Funding Method:

It is proposed to fund the project entirely using Section 106 funding. Referring to the matrix provided by DCC, there appears to be sufficient Section 106 funding available to take the project through to completion.

## Planning:

A planning application was submitted on 30th November 2021, with the expected determination of this decision is due week commencing 31st January 2022, however recent experience with the local tells us this may be delayed due to staff shortages.

## Current Project Status:

Thinking Building have been appointed as Project Managers, but have also provided some initial design drawings to support the planning application and for the purpose of obtaining comparable and competitive quotations from four specialist subcontractors.

Of those four contractors approached in November 2021, only two are currently interested in providing a quotation but have requested an extension of time until February 2022. Thinking Buildings are currently seeking a third (and potentially fourth) contractor to allow for a suitable comparison of the quotations.

A start on site date has yet to be determined and will be subject to the availability of the contractors, with lead-in times exceeding 6 months in some cases due to the impacts of the pandemic.

# PROJECT SUMMARY REPORT



Project No:	2122
Project Name:	JPSA Leisure Facilities (Project C1)
Project Workstage:	RIBA 2
Author:	Gareth Williams
Issued to :	Marie Walker-Endsor, Hannah Peate
Issue date:	22.12.2012

## Project Title:

Project C1: Squash Courts (Changing Rooms and WC Renovation)

## Project Description:

The scheme proposals consist of the refurbishment and renovation of the changing rooms and toilets within the existing squash court building to provide changing and WC facilities for the new MUGA's (Project A and Project B). This will also form phase one of two potential phases that will see the Squash Courts themselves either renovated or converted subject to the demand / needs identified at a later stage.

## Reference Drawings:

2122\_SK01\_Changing Rooms Feasibility Study

## Estimated Project Cost:

Adair have been appointed to provide some initial cost advice and provided an initial cost estimate of £82,500 ex. VAT (£99,000 inc. VAT)

Project Cost Breakdown				
Build Cost	Fees & Surveys	Design Contingency	Build Contingency	Total cost
£66,000	£6,600	£3,300	£6,600	£82,500

NOTE: The cost plan currently includes light refurbishment of the corridor leading to the changing rooms, and should this be omitted to be included in phase C2, a saving of £15,000 can be made.

## Proposed Funding Method:

It is proposed to fund the project entirely using Section 106 funding. Referring to the matrix provided by DCC, there appears to be sufficient Section 106 funding available to take the project through to completion.

# PROJECT SUMMARY REPORT



## Planning:

The proposed works are internal and do not require a planning application.

## Current Project Status:

Thinking Building have been appointed as Project Managers and Designers, providing an initial design concept for the purpose of obtaining early cost advice. Subject to approval, this design information will be developed in January 2022 into a basic design / tender package with the aim of going out for three competitive quotations in February 2022.

A start on site date has not yet been agreed with the school, but the aim would be to time this with the 2022 summer holiday to provide the least disruption to the school and minimise any conflict with safeguarding of pupils.



# ACTIVE NATION

Etwall January 2022

## Key Areas Presented:

- >> Brand Map
- >> Overview
- >> Contract successes
- >> Reopening challenges



# Our Brand Map



# Overview September 2021 – December 2021

>> During Quarter 3 of the financial year we have steadily seen an increase in usage at Etwall Leisure Centre.

>> We have seen good growth in our swimming activities and outdoor pitch whilst also seeing our sports hall bookings nearing 100% capacity.

>> Due to the above we have been working with the De Ferrers trust in terms of letting out sports hall facilities at Granville Academy to host in particular the indoor cricket nets demand, this is currently still work in progress, however we are hopeful that we can successfully launch this. As a charity 'persuading the nation to be active' is the golden thread that runs through the heart of everything we do and we will always look at alternative and innovative ways to make this happen, working collaboratively with our partners to deliver on this vision.

>> The new Omicron strain of the Covid-19 virus will present us with challenges and we wait to see what government restrictions will be put into place, until we know this we carry on as normal. We have seen a decline in supporter numbers particularly during December and we are in no doubt this is due to the new strain and the impact it is having on supporter confidence.

# Overview September 2021 – December 2021

>> We continue to adopt our practices to ensure the safety of our campaigners and supporters continuing with the use of hand sanitisers around the facility, increased signage, strongly advising the wearing of face coverings and regular cleaning of high contact areas

>> We are consciously now promoting our 'On Demand' service available to members and non members via our Active Nation App. Encouraging people to engage in physical activity at home.

# Participation

Type of Visit	Actual	Actual	Actual
	Sept-21	Oct-21	Nov-21
	Total Visits	Total Visits	Total Visits
	#	#	#
<u>Fitness (Gym) activities</u>	3,091	3,098	3,084
<u>Swimming - lessons</u>	3,001	3,013	3,022
<u>Swimming activities</u>	2,543	2,589	2,573
<u>Sports Hall activities</u>	306	317	329
<u>Outdoor activities</u>	2,136	2,148	2,208
<u>Other</u>	2,178	2,182	2,179
Total	13,255	13,347	13,388

# Supporter Numbers

Venue	Fitness DD Feb 20	Fitness DD Nov 21	Variance	Annual Feb 20	Annual Nov 21	Variance	Lessons Feb 20	Lessons Nov 21	Variance
Etwall	1100	1,026	-74	1069	563	-563	1332	1164	-168

# Successes - September - December 2021

- >> Feedback both in venue and via social media from supporters who have confidence to use the venues, general feeling that the centre is clean and covid-secure as many cleaning schedules and protocols have remained in place
- >> 3 kick start applicants have applied to work at Active Nation
- >> >> 4 new swimming assistants and 1 swimming assistant recruited during Nov, Level 1 & 2 course being held in Jan 22 to qualify individuals for swimming teaching at Etwall LC.
- >> New swimming coordinator (Leah West) recruited to, specific to Etwall LC. 2 new Duty Managers (Kurtis Edwards and Jack Hollis recruited to at Etwall LC. Maintenance Officer (Adam Bailey) recruited to, covering Etwall LC and Greenbank LC.
- >> 9 new block bookings achieved since Sept 21 at Etwall LC.
- >> Successful Children in Need and National Fitness Day events held at Etwall LC
- >> Achieved in partnership with SDDC ISO14001 accreditation (environmental commitment)
- >> Significant investment in new chlorine dosing system at Etwall LC from SDDC
- >> Quest Prime Recovery Score of 'Good' for Etwall LC



# Challenges – September - December 2021

>> Continuous adaptation of facilities and programmes to ensure compliance of all guidelines from UK Active, PHE, Government and all of the different NGB in order to operate facilities securely.

>> Ongoing recruitment challenges within the local area, some positions are vacant and have had little success on filling.

>> Instability of staffing levels due to self-isolation and COVID positive cases, managing close contact tracing through staff and supporters particularly in group activities such as swim lessons

>> Supporter confidence in terms of the new Omicron strain of the Covid-19 virus