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Hough End Sports Village Development
Planning Statement
HEV-EWA-ZZ-XX-RP-A-90412 RevP4

1. Introduction

1.1 This Planning Statement has been prepared by Ellis Williams Architects (EWA) for ISG Construction Ltd. and Manchester City Council (MCC). This application is submitted by ISG on behalf of MCC.

1.2 The description of the proposed development is stated on the application form as follows:

Full planning application for a two-storey extension of the existing Hough End Leisure Centre incorporating sports playing field changing rooms, cafe facilities, flexible club/social/training rooms and an extension to the existing Fitness Suite gym space. The changing facilities are to replace the existing adjacent changing block which is to be demolished.

In addition the proposal is to include new car parking for 67 permanent spaces incorporating four new accessible spaces and three new enlarged spaces. An additional 85 (60 new, 25 existing) space overflow car park for temporary parking will lead off the main car park. Externally, the football playing pitches will be improved with the addition of two new 3G football turf pitches, complete with flood lighting.

1.3 This application is for a new extension to the Hough End Leisure Centre on Princess Road, Withington; comprising a development to the Hough End Sports Village. It will replace the adjacent ageing changing pavilion and improve and extend the outdoor sports use on the site. It will include sports playing field changing rooms, cafe facilities, flexible club/social/training rooms and an extension to the existing Fitness Suite gym space.

1.4 The application site measures approximately 3.08 ha in size, and includes the existing changing pavilion and entrance plaza to the existing leisure centre. However, the majority of the site is currently used for grass based outdoor team sports: football, cricket and Gaelic football. Planning permission was granted in 2014 for the current leisure centre, which was opened in 2015 and continues to be a popular and well-used facility in the neighbourhood.

1.5 The existing changing pavilion has been closed for some time due to structural safety concerns. The existing leisure will continue to remain open during the proposed development.

1.6 This application is submitted following per-application discussions with the Local Planning Authority (Manchester City Council) and stakeholder engagement.

1.7 This statement includes the following sections:

- Site Context;
- Proposed Development;
- Statement of Community Involvement;
- Planning Policy Review; and
- Conclusions
- Appendix – Schedule of Documents & Drawings

2. Site Context

Site Location and description

- 2.1 The proposed development is located in south Manchester between the two neighbourhood centres of Withington and Chorlton, and is bounded by Princess Road (A5103) to the east, the Metrolink light railway to the south, Houghend Crescent to the west and Maudleth Road **West** to the north.
- 2.2 The majority of the site is used as outdoor team sports playing fields, the eastern edge adjacent Princess Road having been developed as a new leisure centre and improved parking facilities for Hough End playing fields in 2015. The post code location for the leisure centre is M20 1NA.
- 2.3 In addition to the closed changing pavilion, one other structure requires demolition; the existing sub-station at the northern edge of the existing car park.
- 2.4 The site has a single access point for vehicles, off Princess Road, opposite the local residential street, Whitchurch Road. The site also has three pedestrian connections along Princess Road and one off Maudleth Road **West**. In addition, a designated cycleway (national cycle route 85) which enters the site off Princess Road and continues north to exit on Maudleth Road **West**; a route known as 'Framley Road'.
- 2.5 In terms of site constraints, the site does not contain / is not adjacent to any Listed Buildings, and the site is not located within a Conservation Area.
- 2.6 In terms of flood risk, the site development area is classified in the Environment Agency's default Flood Zone 1. The closest adjacent area of Flood Zone 2 lies to the west away from the development site, covering the area beyond Houghend Crescent and Broughton Park Rugby Club.
- 2.7 A water course known as Red Lion Brook crosses the site from east to west, culverted upstream under Princess Road from the adjacent residential area into Withington. It leaves the site in the north-west corner, culverted under the junction of Houghend Crescent with Maudleth Road **West**. It lies in a steeply banked drained channel, between approximately 2m and 3m deep and 15m wide.
- 2.8 In terms of trees there are major groups of trees forming a belt along the edge of Princess Road and another significant area of tree groups towards the top end of the site to the north of Red Lion Brook and along the brook itself. There are no trees with tree preservation orders on the site.
- 2.9 In relation to ecological interest, the Preliminary Ecological Appraisal submitted as part of the planning application states that the site is considered to be of limited value to wildlife, it is dominated by amenity grassland and all plant species recorded are common and widespread. The trees were not identified as containing features suitable for bat roosting / hibernation.
- 2.10 **No evidence of badgers was identified in the development area, however they were noted in the wider context of the area. This is reflected within the survey. No evidence of otters or water voles was found.** The site was also considered unsuitable for reptiles and amphibians.
- 2.11 The site is located in and adjacent to the Greater Manchester Air Quality Management Area (arterial road Princess Road). It is not located within a Coal Mining Development High Risk Area.

- 2.12 The Preliminary Ground Investigations Risk Assessment desk study report submitted with the application identifies no areas above the commercial contamination assessment criteria and a ground gas Characteristic Situation 2, or low risk.

Planning History

- 2.13 The most relevant/ recent planning history associated with the site is set out below.
- 2.14 *104518/VO/2013/S1 Erection of two-storey (10.7m high) building to form leisure centre, incorporating two swimming pools, a fitness suite, a dance/community space and two squash courts, together with a 200-space car park.* This application was approved on 18th February 2014. The approved car parking plan for the development shows a main car park of 175 parking spaces and an overspill parking area for 25 spaces.
- 2.15 The actual scheme as built provided for 173 parking spaces in the main car park, 9 of which are disabled access/enlarged bays. An additional bay is marked out and equipped for motorcycle parking.

3. Proposed Development

Need for the new development at Hough End Sports Village

Replacement & Enhancement

- 3.1 The Hough End Sports Village was opened in 2015 and continues to be extremely popular. However, the older changing pavilion, which first appears on the historical maps from 1975, was found to have serious structural failings which have caused it to be condemned and has been closed since 2016. There is therefore an opportunity to address a number of issues at the site with a whole site redevelopment.
- 3.2 Manchester City Council undertook a review of the options to replace the changing accommodation in 2016, the resulting feasibility study recommending an extension to the 2015 leisure centre building. This extension could not only provide for new changing accommodation in line with FA requirements, but also add further space for indoor leisure activity uses, including further fitness suite capacity to address local demand, and a new café that will service all users. The first floor will accommodate additional facilities supporting the outdoor playing fields at Hough End Sports Village not found within the existing changing pavilion; a club room with servery/bar and an officials' training room/education room.
- 3.3 The feasibility study has since been updated with the focus placed on works supporting accommodation for increased adult and junior match play and training at the site, which will be addressed by new all-weather artificial grass football pitches. Therefore, the current project scope is to provide the above elements in order to sustain and enhance the existing service offer delivered from Hough End Sports Village.

Vision & Objectives

- 3.4 Leisure features prominently in MCC's *Our Manchester* work and provides an opportunity to test new ways of working to build on over 20 years of Community engagement with Residents, Community Groups, Clubs and Stakeholders in MCC Leisure Centres
- 3.5 The recent Sport and Physical Activity Strategy provides the opportunity to clearly demonstrate the principles of *Our Manchester*;
- Better Lives (about the people) – Leisure Centres at the heart of neighbourhoods.
 - Listening (listen, learn, respond) - consulting with residents, user groups and local members
 - Recognising Community strengths of Individuals and Communities - listening to feedback from consultations, understanding the work of clubs, community groups and working together to achieve the desired outcome.
 - Working together - building relationships - keeping residents, user groups and local members informed throughout the process

The new strategy sets out a long term vision for sport and physical activity in the city that is meaningful to all residents, even those who would not even contemplate participating in sport or being physically active. It will provide a new framework for actions by partners working across Manchester – public sector bodies including the health sector, sports clubs (professional to

voluntary), national governing bodies of sport (NGBs), the education, voluntary and private sectors, alongside communities across the city. It will be a strategy for Manchester, not just Manchester City Council. Achieving the vision for sport and physical activity cannot be achieved alone. Everyone will have a role to play.

Project Objectives

- 3.6 Manchester City Council with partners Greenwich Leisure Services (GLL) have been delivering a comprehensive swimming programme, fitness classes, gym workouts, squash and more from the Hough End Leisure Centre for 6 years.
- 3.7 Hough End Leisure Centre has a 25m six lane swimming pool and a learner pool, 90 station gym, two squash courts, a sauna and steam room and a Community Room/Dance studio. Each week hundreds of children are taught to swim in the Better Swim School. This facility is part of a unique collection of community and elite facilities governed by MCRactive, a not for profit organisation established and overseen by Manchester City Council. It is operated by Better (GLL) under the MCRactive brand.
- 3.8 The facilities at the Hough End Playing Fields Site include extensive external football and rugby pitches (as one of the biggest public football sites in Manchester) which support local Amateur League football teams, sharing facilities with the adjoining Broughton Park Rugby Club. The site has been host to amateur matches for decades and provided changing and ancillary accommodation to support this use.
- 3.9 The current leisure centre facility was part of an extensive programme of investment in leisure facilities undertaken by Manchester City Council as part of a scheme to create three new leisure centres.
- 3.10 The long term vision for Hough End Leisure Centre is to become a vibrant 7 day a week sport and leisure destination that can grow and sustain sport and physical activity participation in South Manchester area.
- 3.11 The city council has a commitment to providing top quality leisure facilities so residents have everything they need to live healthier and happier lives.
- 3.12 The facilities must be updated to a standard to support the use of the existing external sports pitches in providing appropriate changing and ancillary facilities thus ensuring Manchester are able to host local competition and events and continue to deliver the high quality community playing pitch facility required by local community clubs and individuals.

Together with this the success of the leisure centre has demonstrated the demand for further facilities which would support the expansion of existing Leisure facilities including a café space and additional fitness suite gym accommodation

- 3.13 As part of Manchester's commitment to sustainable development, there is a requirement for the development to achieve a score of Very Good as assessed by the Building Research Establishment's Environmental Assessment Method (BREEAM). The aims of BREEAM are to mitigate the life cycle impacts of buildings on the environment, to enable buildings to be recognised according to their environmental benefits and to provide a credible environmental label for buildings.

Operational Overview

- 3.14 The new leisure centre extension is currently programmed to be open for use towards the end of 2022, with the new all-weather artificial grass football pitches being available earlier.
- 3.15 The anticipated opening hours for the development are as follows:
- Monday to Friday: 06:00 to 22:00 (leisure centre)
 - Weekend (Saturday – Sunday) and Bank Holidays: 08:00 to 19:00

It is anticipated that the leisure centre extension will require approximately three additional leisure operator employee staff to run and manage.

Layout, Scale & Design

- 3.16 The new leisure centre extension will be located connecting into the south façade of the existing building, connecting into the existing internal circulation hub located at that end of the current building, including the main accommodation stair and the lift.
- 3.17 The proposed building is of two storeys and will match the height of the existing leisure centre. The proposed extension has a Gross External Floor Area of 1,807 sqm and a Gross Internal Floor Area of 1,464 sqm. This proposed scale and mass is in-keeping with the nature of the existing building.
- 3.18 The development also includes a new electrical substation (12.5 sqm) and adjoining customer electrical switch room (8 sqm).
- 3.19 Vehicular access will continue to be via the existing entrance/exit onto Princess Road. The line of current telescopic retractable control bollards will be superseded with a pair of automatic height barrier gates providing access control across both the access and egress widths, covering the access and exit directions.
- 3.20 The area of new permanent parking will be located over and around the existing footprint area of the proposed demolished changing pavilion.
- 3.21 There will be a vertically swinging control barrier to gate the access of the overspill parking area from the main area of new parking. A combination of knee rail, bollard and earth mounding will provide further vehicle access protection between the parking areas and the playing fields.
- 3.22 The eight existing parking spaces directly on the right on entrance to the site will be replaced within the area of new permanent parking. This is to allow a longer run of queuing vehicles into the car park at busy periods, to reduce the risk of possible queuing back onto Princess Road.
- 3.23 It is proposed that the new and existing overspill parking be consolidated in the one location, for ease of management. To this end, the existing area of overspill parking is to be upgraded to a permanently paved surface with marked out bays as elsewhere in the main car park.
- 3.24 The proposals also include for new tree planting in a combination of beds and more informal soft areas. Planting will match that already established from the 2015 development, including an area of aquatic planting for the swale SuDS drainage feature with the main area of new parking.
- 3.25 In terms of design, the building massing is kept simple and composed sympathetic to the main building's façade and the creating of a new main extended volume; the public face of the

extended leisure centre as well as the main entrance point. Facing materials will be selected to match existing, reflecting the civic aspect of the development and the context of the site in a high visibility arterial road location into and out of the city centre.

Parking

- 3.26 The type and nature of the existing and new parking provision proposed across the site in the areas described above is summarised in Figures 3.1 and 3.2, below:

Figure 3.1: Existing car parking provision

Type of space	Car Park Area 1 (overspill)	Car Park Area 2 (main)			Totals
Standard car	25	164			189
EV standard car	-	-			-
Accessible	-	6			6
EV Accessible	-	-			-
Parent & Child	-	3			3
EV Parent & Child	-	-			-
Totals	25	173			198

Figure 3.2: Proposed car parking provision

Type of space	Car Park Area 1 (north)	Car Park Area 2 (existing)	Car Park Area 3 (new)	Car Park Area 3 (overspill)	Totals
Standard car	25	102	81	85	293
EV standard car	-	16	-	-	16
Accessible	-	4	-	-	4
EV Accessible	-	6	-	-	6
Parent & Child	-	4	-	-	4
EV Parent & Child	-	2	-	-	2
Totals	25	134	81	85	325

- 3.27 As derived from the above figures, the development provides a total increase in permanent parking of 67 no. spaces (including EV charging and enlarged bay types).
- 3.28 This additional number represents one space for each additional 22sqm of GIA, as the MCC core strategy appendix B parking standards for D2 assembly and leisure use for areas not within the city centre or district centres.
- 3.29 The total 10 no. total accessible disabled bays are a 4 no. increase over the existing provision of six. 4 no. accessible bays represents a 6% proportion of the total additional 67 parking spaces.

- 3.30 The 3 no. enlarged parent and child bays represent more than a 4% proportion of the total additional 67 parking spaces. In this way the sum of both the accessible disabled bays and the enlarged parent and child bays (7 no. total) represent at least a 10% proportion of the total additional 67 parking spaces, as the BS 8300 part 1 recommendations for leisure centre building types.
- 3.31 As part of the measures identified to achieve a BREEAM score of Very Good, it is proposed to allocate at least 5% of the new permanent spaces for car sharing. Therefore 4 no. spaces are marked out for the use of visitors to the site sharing a vehicle, two of which will be in reach of an EV charging point.
- 3.32 Parking provision for other modes at the site is summarized in Figure 3.3, below:

Figure 3.3: parking for other modes

Mode	Existing	New			Totals
Motorcycle	2	2			4
Cycle	32	24			56

Phasing of the Development

- 3.33 The development of the site will take place in three broad phases:
- Phase 1 – Enabling Works, including new substation and any services diversions required, the demolition of the existing changing pavilion and relocation of the existing 6 no. accessible parking bays and 1 of the 3 enlarged ‘parent & child’ bays.
 - Phase 2 – External all-weather artificial grass pitches, handing over earlier than the building extension.
 - Phase 3 (concurrent with Phase 2) – main leisure centre extension construction, including forming of new permanent and overspill car parking areas.
- 3.34 There is existing provision of six temporary football changing cabins located on Broughton Park Rugby Club site that currently service the football pitches and will service the new external 3G pitches once operational until the extension build is complete.
- 3.35 The applicant is keen to discuss any draft conditions with the LPA to ensure that they relate to a specific phase of development / relevant project milestone. This will ensure that a start on site can be achieved for the early enabling works without wider conditions relating to the later phases requiring discharge.

4. Statement of Community Involvement

- 6.1 This section of the Planning Statement summarises the community and stakeholder engagement undertaken to date on the new sports village development proposals

The role of community engagement

- 6.2 Community and stakeholder engagement is recognised as an integral part of the planning process. The need for pre-application consultation is identified in the revised National Planning Policy Framework (NPPF) published in February 2019, which states that a key component of sustainable development is the need for community involvement. This will allow for greater engagement in the planning process to prevent exclusion of stakeholders and ensure that economic, social and environmental needs are adequately considered.

- 6.3 Paragraph 39 of the NPPF states that:

“Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.”

- 6.4 Paragraph 40 of the NPPF goes on to suggest that local planning authorities should encourage those applicants who are not already required to do so by law, to engage with the local community before submitting their applications.

Pre-applications discussions with the LPA

- 6.5 Throughout the course of the scheme development, engagement has taken place with the Local Planning Authority (LPA) at MCC. In particular, application validation requirements and planning policy and ecological issues were reviewed in detail during meetings attended by the ISG design team on 16th December 2020, and 23rd February and 17th March.
- 6.6 Separate to this, individual members of the ISG design team have engaged in discussions with the relevant Council Officers as required. Of particular note, is the extensive engagement undertaken with MCC Highways around highways and parking requirements, and the collection / provision of the most relevant data to enable a thorough Transport Assessment to be prepared.
- 6.7 The ISG design team has also liaised with external statutory consultees, including the lead local flood authority (LLFA) and the Environment Agency, to inform the preparation of the submitted application documentation.

Engagement with Stakeholders – meetings, workshops and other dialogue

- 6.8 MCC and MCRactive officers met (via Teams) with local ward members Councillors Dave Rawson, Joanna Midgley and Mandie Shilton Godwin on 28th January 2021 to present the scheme proposals to date.
- 6.9 ISG design team presentations to MCRactive officers (via Teams) on 14th January 2021 and 4th March 2021

- 6.10 ISG design team workshop with MCC/MCRactive officers and operator GLL staff and management, via Teams, 10th March 2021.

For the description of further stakeholder engagement activities from May 2021 to December 2021, please refer to separate document *HEV-MCC-ZB-XX-RP-C-00002-P0 Statement of Consultation*

Overview of comments received from stakeholders and users

- 6.11 An overview of the key comments received from stakeholders and users during the consultation is as follows:
- Car parking and making sure that it is sufficient to not cause issues on adjacent streets
 - Active travel strategy – improve access to site for cyclists
 - A move of the Gaelic Football (GAA) to a new location on the Hough End playing fields, closer to the Broughton Park Rugby Club with a view to a facility partnership/share with the rugby club.
 - Potential for a site-wide maintenance strategy on the Hough End playing fields.
 - Sustainability and ecological considerations.
- 6.12 Comments and advice received from the Football Foundation regarding the size, layout and location of 3G artificial grass football pitches.
- 6.13 Comments from MCC/MCRactive/GLL requesting adjustments to the layout of the grass football pitches and proposing enhancements to the vehicular access management onto the site and into the overspill parking area.
- 6.14 For the description of further comments received from stakeholders & users overview, please refer to separate document *HEV-MCC-ZB-XX-RP-C-00002-P0 Statement of Consultation*.

5. Planning Policy Review

- 5.1 The Town and Country Planning Act 1990 and the Planning and Compulsory Purchase Act 2004 establish the legislative basis for town planning in England and Wales. Together the Acts establish a 'plan led' system which requires LPAs to determine planning applications in accordance with the Statutory Development Plan unless material considerations indicate otherwise.
- 5.2 MCC is the LPA that is responsible for preparing the Local Plan for, and determining a planning application in, Manchester.

National Policy

- 5.3 A key material consideration is the revised National Planning Policy Framework (NPPF), published in February 2019, and the supporting Planning Practice Guidance (PPG) (2014-).
- 5.4 The most relevant sections and paragraphs of the NPPF are set out in Figure 5.1 below.

Figure 5.1: NPPF policies

Policy Document	Section	Relevant Paragraphs
National Planning Policy Framework	2 – Achieving sustainable development	8, 9, 11
	4 – Decision Making	38, 39, 40, 41 47, 48
	7 – Ensuring the vitality of town centres	86, 87, 89, 90
	8 – Promoting healthy and safe communities	91, 92, 96
	9 – Promoting sustainable transport	102, 108, 109, 110, 111
	11 – Making effective use of land	118
	12 – Achieving well designed spaces	127, 128, 130
	14 – Meeting the challenge of climate change, flooding and coastal change	150, 153, 155, 158, 159, 160, 161, 162, 163, 165
	15 – Conserving and enhancing the natural environment	170, 175, 178, 179, 180, 181, 182, 183

- 5.5 In addition to the NPPF, a further material consideration at national policy level is the National Design Guide (September 2019). This guide expands on the design policies in Section 12 of the NPPF, and identifies / details ten characteristics of good design, including:
- Context – enhances the surroundings
 - Identity – attractive and distinctive
 - Built form – a coherent pattern of development

- Movement – accessible and easy to move around.
- Nature – enhanced and optimised
- Public spaces – safe, social and inclusive
- Uses – mixed and integrated
- Homes and buildings – functional, healthy and sustainable
- Resources – efficient and resilient
- Lifespan – made to last

Adopted Local Plan

- 5.6 The Statutory Development Plan comprises the saved policies of the UDP and the Manchester Core Strategy (adopted 2012) and the accompanying Local Development Framework maps (2019)

Local Strategic Context

- 5.7 On the Manchester Local Development Framework proposals map, the site is located within a Leisure/Recreation Improvement Area, covered by Policy CB11. The site lies within the South Manchester SRF (Strategic Regeneration Framework) regeneration area.

- 5.8 SRF Policy DPN (delivering Popular Neighborhoods) Objective 7.1

To establish a successful network of high-quality parks and open spaces throughout South Manchester, the SRF supports Manchester Leisure in delivering the aspirations contained within the Parks for all Seasons strategy. This seeks not only to enhance the network of open spaces throughout South Manchester, but to also increase levels of participation and use within the spaces.

Core Strategy Vision

- 5.9 Para 4.1:

By 2027, Manchester will be . . . a City where residents and visitors regularly enjoy a network of quality open spaces, parks and river valleys, enriched with biodiversity, which provide recreational routes and opportunities for sport across the City.

Open Space

- 5.10 Para 12.61:

Manchester completed its Strategic Open Space, Sport and Recreation Study in July 2009, in line with the Government advice in PPG17 and the Companion Guide. This found that open spaces are highly valued by Manchester residents, enriching both their lives and those of visitors to the City, and it reinforced the importance of retaining, managing, enhancing and adapting existing sites, complemented by the creation of new areas of open space

- 5.11 Policy EN11, Safeguarding Open Space, Sport & Recreation Facilities:

Proposals will be supported that:

- *improve the quality and quantity of accessible open space, sport and recreation in the local area*

Proposals on existing open spaces and sport and recreation facilities will only be permitted where:

- *The development will be ancillary to the open space, sport or recreation facility and complement the use or character*

5.12 Policy EN11, Quality of Open Space, Sport & Recreation

As opportunities arise, open space, sport and recreation facilities will be created across Manchester.

5.13 Policy EN12: Area Priorities for Open Space, Sport & Recreation

The priorities for open space, sport and recreation in the City set out in Manchester's Strategic Open Space, Sport and Recreation Study and within the regeneration areas include the following:

- *South area: enhance the quality of existing provision and using opportunities to address deficiencies*

Unitary Development Plan

5.14 Policy L1.2 Leisure

Existing outdoor sporting facilities and recreational areas will be protected from development unless appropriate replacement facilities can be provided in advance or it can be shown that adequate facilities exist within the local area. Opportunities will be taken to improve the range and quality of facilities, especially in inner areas of the City. The provision of all weather pitches will be encouraged as a means to both extend and improve the quality of provision so long as this is consistent with the protection of residential amenity. New facilities should be located where they can be easily serviced by public transport

5.15 Policy CB11, Leisure/Recreation Improvement Areas

The council will retain the open character of Hough End Playing Fields as a major recreational facility and seek to improve the visual appearance of the site.

Playing Pitch Strategy (PSS) 2017

5.16 Strategy Aim - the overall vision of the Strategy is as follows:

Manchester will provide a network of high quality outdoor sports facilities that are conducive to increasing and sustaining participation in sport and consequently contributing to making sport a habit for life.

5.17 Strategy Aims

The following overarching aims are based on the three Sport England planning objectives of Protect, Enhance and Provide. The Playing Pitch Strategy document recommends that the

following are adopted by the Council and its partners to enable it to achieve the overall vision of the Playing Pitch Strategy and Sport England's requirements:

- *Aim 1: To **protect** the existing supply of playing pitches where it is needed for meeting current and future needs.*
- *Aim 2: To **enhance** playing fields, pitches and ancillary facilities through improving quality and management of sites.*
- *Aim 3: To **provide** new playing pitches where there is current or future demand to do so.*

5.18 PPS Part 6: Action Plan:

Hough End Playing Fields (location ref. 113)

- *Key Issue Explore the feasibility of developing Hough End Playing Fields (potentially taking in Broughton Park RUFC) as a multi-sport hub site.*
- *This should consider opportunities to improve grass pitch provision, support grass pitch capacity with AGP/3G pitch provision and possibilities to develop specialised facilities for sports not presently represented onsite.*

6. Conclusions

- 6.1 This Planning Statement has been prepared by EWA for ISG and MCC. This application is submitted by ISG on behalf of MCC.
- 6.2 This application is for a new extension to the Hough End Leisure Centre; comprising a development to the Hough End Sports Village. It will include new changing rooms, a café, extra Fitness Suite gym space, a Club Room/Training Room and development of the playing fields to provide Football Association compliant artificial playing surfaces.
- 6.3 This Statement has considered: the site context, the detail of the proposed development, the full planning policy framework within which the proposals should be considered, and has reviewed relevant planning consideration within this policy context. It also provides a Statement of Community Involvement.
- 6.4 It has set out that the proposal is acceptable in terms of: the principle of development (including the needs and benefits case, and the Local Plan spatial strategy; design, landscaping and heritage; highways, access and parking; flood risk and drainage; trees and ecology; amenity (noise & lighting); ground conditions; energy, sustainability and waste; and phasing.
- 6.5 In the context of relevant national and local policies and the following supporting submission documents/appendices:
- Design and Access Statement
 - Phase 1 Preliminary Ground Investigations Risk Assessment
 - Acoustic Statement
 - Transport Assessment & Travel Plan
 - Open Space Assessment
 - Flood Risk Assessment/Drainage Strategy
 - Preliminary Ecological Assessment
 - Environmental Standards/Energy Statement
 - Waste Management Statement
 - Crime Impact Statement

it has been demonstrated that the proposed development can be considered acceptable.

7. **Appendix A – Schedule of Documents & Drawings**

Documents

HEV-CUR-00-XX-RP-TP-002 Transport Assessment

HEV-CUR-00-XX-RP-TP-003 Interim Travel Plan

HEV-CUR-00-XX-RP-C-92001 Flood Risk Assessment and DDS Report

HEV-EWA-ZZ-XX-RP-A-90410 Waste Management Statement

HEV-EWA-ZZ-XX-RP-A-90412 Planning Statement

HEV-EWA-ZZ-XX-RP-A-99000 Design and Access Statement (split into volumes)

HEV-EWA-ZZ-XX-RP-L-90411 Landscape Management Plan & Maintenance Regime

HEV-GMP-13-0769-02 Crime Impact Statement

HEV-ISG HandS-GP-FO-0051 Construction Phase Plan

HEV-ISL-20343-E2 PEA Preliminary Ecological Appraisal Report

HEV-ISL-20343 BS5837 Trees and Construction Arboricultural Report

HEV-LKK-CL-602-LKC 20 14880-02 Phase 2 Geo-Environ Report

HEV-MCC-ZB-XX-RP-C-00001 Playing Fields Statement

HEV-MCC-ZB-XX-RP-C-00002 Statement of Consultation

HEV-SRL-RP-YQ-01-S2 Air Quality Screening Report

HEV-SRL-RP-YQ-02-S2 Air Quality Detailed Assessment

HEV-WBS-03-XX-RP-E-63102 3G Floodlighting - Additional Information

HEV-WBS-BSD13812 29.0 Renewable and Sustainability Planning Report

HEV-WBS-BSD13812 29.0 Ventilation System Planning Report

HEV-WBS-WIE17320-100-R-2.1.2 Noise Impact Assessment

Drawings

HEV-CUR-00-XX-DR-TP-75002-Proposed Highway Improvements
HEV-ENW 900350-002-3 Electricity NW grp substation
HEV-EWA-01-00-DR-A-40400 Level 00 - Ground Floor
HEV-EWA-01-01-DR-A-40401 Level 01- First Floor
HEV-EWA-01-R1-DR-A-40402 Level R1- Roof
HEV-EWA-01-ZZ-DR-A-40500 GA Elevations
HEV-EWA-01-ZZ-DR-A-40501 Context Views
HEV-EWA-01-ZZ-DR-A-40600 GA Sections
HEV-EWA-01-ZZ-VS-A-40900 Visualisations
HEV-EWA-02-00-DR-A-09015 Existing Leisure Centre GA - Level 00
HEV-EWA-02-01-DR-A-09016 Existing Leisure Centre GA - Level 01
HEV-EWA-02-XX-DR-A-45100 Refuse Storage + Collection Plan
HEV-EWA-02-XX-DR-L-49020 Site Demolitions as Proposed
HEV-EWA-02-XX-DR-L-49021 Tree Retention + Removal
HEV-EWA-02-XX-DR-L-49022 Construction Phase Site Plan
HEV-EWA-02-XX-DR-L-49041 Block Plan - Site Layout as Proposed
HEV-EWA-02-XX-DR-L-79005 Site Fencing & Furniture Plan
HEV-EWA-02-XX-DR-L-79007 Site Hard Paving Plan
HEV-EWA-02-XX-DR-L-79008 Softworks Plan
HEV-EWA-02-XX-SU-L-09010 Site Layout as Existing
HEV-EWA-02-ZZ-DR-A-09017 Existing Leisure Centre – Elevations
HEV-EWA-03-XX-DR-L-49042 Pitches Site Layout as Proposed
HEV-EWA-03-XX-DR-L-49043 Non-Turf Pitches Surfacing & Fencing
HEV-EWA-03-XX-SU-L-09011 Pitches Site Layout as Existing
HEV-EWA-ZZ-XX-DR-L-49040 Site Location Plan
HEV-WBS-01-XX-DR-E-63100 External Lighting Layout Horizontal Illuminance
HEV-WBS-01-XX-DR-E-63101 External Lighting Layout Vertical Illuminance