

Hough End Leisure Centre development and Playing Field improvement

Statement of consultation

15 December 2021

1.0 Introduction

1.1 This statement of consultation accompanies an application for Full Planning Permission for Erection of a two-Storey extension to form sports field changing rooms, cafe facilities, flexible club/social/training rooms and gym space following the demolition of the existing building on site, formation of 3G football artificial grass pitches and associated floodlighting and fencing, together with associated 67no.car park and an additional 60 space overflow car park at Hough End Leisure Centre, 480 Princess Road Manchester M20 1NA.

1.2 In addition, the development strategy includes qualitative improvements to the existing natural turf football pitches to be met from 12 months pitch improvement works as part of the construction phase followed by an annual enhanced grass pitch maintenance programme that will be built into the facility business plan for Hough End site to improve the quality of playing fields for sport and recreational use.

1.3 As the home City of a number of leading National Governing Bodies (NGBs), Manchester City Council (the Council) has continually sought to work in partnership with the NGBs to ensure high quality facility provision that can underpin comprehensive sports development work locally and regionally, and, where relevant, can meet national and international training and competition requirements.

1.4 In this regard, the Council has undertaken Stakeholder group meetings which have involved representatives from the differing NGB's to ensure the plans are aligned with NGB strategies and funding streams. These have included:

- The Football Association (FA)
- Manchester County Football Association
- The Football Foundation
- Rugby Football Union (RFU)
- Lancashire GAA
- Broughton Park Rugby Football Union Club (Broughton Park RFC)
- City in the Community
- Manchester United Foundation; and
- GLL (operator of leisure facilities in the City).

1.5 The Council has brought forward the facility proposals in response to the assessment of need for playing pitch sports, which have informed the programme opportunity and site pitch layout plan at Hough End Playing Fields to better service the current and future needs of local residents, clubs, leagues, schools, and the community groups it serves.

1.6 The strategic evidence base for plans have been informed by the findings of the Manchester Playing Pitch Strategy 2017-2021, Manchester Local Football Facility Plan 2019, and a detailed process of strategic planning, evidence reviewing, feasibility work and stakeholder engagement.

1.7 These documents alongside extensive stakeholder consultation with community clubs, leagues, schools, universities, and community groups have identified Manchester's football facility investment priorities, and associated Hough End site plan to create a strategic football hub, which will support delivery of the City's football priorities.

1.8 The long-term vision for Hough End is to create high quality sustainable playing pitches and associated ancillary leisure facilities to better service all sport users / health and fitness users on site. The proposals aim to improve the sport and leisure offer for existing users and residents and support growth in sport and physical activity participation locally.

1.9 Manchester City Council is committed to providing residents high quality sport and leisure provision, equality of access and increased participation in healthy lifestyle choices.

1.10 The facility proposals at Hough End site include a mix of 3G and grass sport pitches that will be serviced from high quality changing facilities and community club / coach education room and new café facilities to service all site users. The first-floor extension will accommodate a new health and fitness space to address current and projected demand for health and fitness membership in the local community. The facility proposals will achieve a number of outcomes, including:

- Provide high-class sustainable community sport and leisure facilities.
- Be a catalyst for participation growth within Manchester, as a hub site for affiliated and recreational football and multi-sport activity.
- Provide a home to anchor community clubs and leagues to support growth of sport teams from junior to adults and provide high quality competition facilities for playing pitch sports.
- Provide a training and education hub for young people to support pathways into higher education and employment, and the development of volunteers and coaches to create a sustainable football workforce.
- Widening access to sport and physical activity.
- Contribute to neighbourhood of choice and development of sustainable communities.
- More active residents.

1.11 This Statement sets out in detail the public consultation process that has been undertaken, the feedback received and how comments have been considered and addressed within the final proposals, where appropriate.

1.12 The key aims of the public consultation process have therefore been:

- To inform the local community of the facility proposals.
- To consult the local community and provide an opportunity to give their opinions and ask questions.
- To address points raised by local residents and stakeholders.

2.0 Site Overview and Proposals

2.1 Hough End Playing Fields are located off Princess Parkway, a main arterial route into Manchester City Centre. Historically, Hough End Playing Fields occupies the site of the Alexandra Park Aerodrome opened in 1918 for the test flying and delivery of locally built aircraft for the Royal Airforce.

2.2 The site is the largest public playing pitch site within Manchester, consisting of the following playing pitches:

- 14 adult football pitches
- 4 junior and 2 mini soccer pitches
- 2 Gaelic Football Pitches
- 6 adult grass rugby pitches (included 2 disused adult pitches) - operated by Broughton Park Rugby Club
- 2 non turn cricket wickets
- The playing pitches were previously serviced by a 1960's changing pavilion adjacent to the current leisure centre. The changing facilities were condemned and closed in 2019. Six temporary changing football cabins are now located at Broughton Park Rugby Club within their lease demise area to service football activity on site.

2.3 The site also houses Hough End Leisure Centre which includes:

- 1 x 25m six lane swimming pool and learner pool
- 90 station gym
- 2 x squash courts
- 1 sauna and steam room
- Dry changing accommodation
- Community room / dance studio

2.4 Hough End Playing Fields and Leisure Centre is currently serviced by the following external facilities:

- 171 car parking spaces (comprising six disabled spaces and three parent and child spaces) and 25 overspill parking spaces.
- 32 covered cycle spaces

2.5 The current occupiers of the site include the Broughton RFC, Police Club, the Council and GLL (Hough End leisure operator). Map 1.1 provides an overview of the site.

Map 1.1 – Map of Site Area



2.6 The map highlights that Hough End Leisure Centre is located to the East of the site, with associated car parking and the condemned changing to the south of the leisure centre building. Broughton Park RUFC is located to the West of the site with a clubhouse changing rooms, with the Police Club to the North.

Site Proposals

2.7 EWA (Architect and Lead Designer for the new changing and leisure facilities) have submitted an application to Manchester City Council for demolition of the existing outdoor changing pavilion, development of a new extension to Hough End Leisure Centre, new playing pitch facilities and reconfiguration and qualitative improvements of playing fields, along with modifications to the existing car park and expansion of the overflow car park to service site users.

2.8 Hough End Leisure Centre extension plans include:

- Changing facilities (1 Communal Changing Area, 6 Team Changing, 2 Official Team Changing)
- Expansion of existing Health and Fitness space
- Club room / education (multi-function community room)
- Café facilities
- Office Space
- Storage facilities
- External developments plans include:
 - 67 new car parking spaces (including 24 electric vehicle charging points)
 - 60 overspill parking spaces
 - 24 new cycle parking spaces
 - Bus and taxi drop off/pick up space

- Playing Pitch Facilities plans include:
- 2 Standard Full Size 3G Football Pitch, fenced and floodlit
- Reconfiguration and Qualitative Improvements of remaining playing fields to include maximum configuration of:
 - 14 Senior Grass Football Pitches
 - 2 Mini Soccer Grass Football Pitches
 - 2 Senior Gaelic Football Pitches
 - 6 Senior Rugby Football Pitches
 - 2 Non-Turf Cricket Wickets
 - Model Air Craft Space

3.0 Policy Framework

3.1 Policy Framework Manchester City Council Statement of Community Involvement, the Project Team has conducted its community consultation in line with the Council's own Statement of Community Involvement (June 2018) which states: Pre-application consultation is beneficial to both the community and the developer as it allows the developer to design a proposal which takes on board the opinions of the community. This will mean that there are likely to be fewer objections once an application is submitted. Comments from consultees will be taken into account when negotiations take place. The format of the consultation that the developer uses is likely to be discussed with us as part of pre-application discussions, to help ensure that there is an effective opportunity for people to comment and steer development. The following methods are likely to be suitable and should be used as appropriate:

- Letters sent to residents and businesses in nearby streets telling them what is proposed, how they can get more information and how they can give the developer their views.
- Public exhibition in an accessible location close to the development (e.g. library or supermarket) which tells the public about what is happening and gives them an opportunity to make comments.
- A website set up by the developer.
- Leaflets distributed to nearby streets and placed in facilities near the proposed developments which have a tear off slip for comments.
- Social media used by the developer to advertise the development and associated consultation events.

Localism Act (2011)

3.2 Alongside the Council's own Statement of Community Involvement, the Project Team community engagement work has also met the consultation principles established with the Localism Act 2011 for consulting the public. Principally, these are:

- The publication of the proposed application widely, to an extent that can be reasonably said to bring the proposed application to the attention of the majority of persons who live at, or otherwise occupy, premises in the vicinity of the land.
- To make clear how interested persons may contact the applicant team should they wish to comment or collaborate in relation to the proposed development.

- To give such information about the timetable to ensure that persons wishing to comment on the proposed development may do so in good time.
- Have regard to the responses to consultation that have been made following the consultation process.

National Planning Policy Framework (NPPF) 2019

3.3 The consultation work has also complied with the NPPF's Framework (2019) in relation to preapplication engagement and front-loading consultation. These principles are outlined below:

"Pre-application engagement and front loading

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

40. Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the preapplication stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.

41. The more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits. For their role in the planning system to be effective and positive, statutory planning consultees will need to take the same early, pro-active approach, and provide advice in a timely manner throughout the development process. This assists local planning authorities in issuing timely decisions, helping to ensure that applicants do not experience unnecessary delays and costs.

42. The participation of other consenting bodies in pre-application discussions should enable early consideration of all the fundamental issues relating to whether a particular development will be acceptable in principle, even where other consents relating to how a development is built or operated are needed at a later stage. Wherever possible, parallel processing of other consents should be encouraged to help speed up the process and resolve any issues as early as possible.

43. The right information is crucial to good decision-making, particularly where formal assessments are required (such as Environmental Impact Assessment, Habitats Regulations assessment and flood risk assessment). To avoid delay, applicants should discuss what information is needed with the local planning authority and expert bodies as early as possible.

44. Local planning authorities should publish a list of their information requirements for applications for planning permission. These requirements should be kept to the minimum needed to make decisions and should be reviewed at least every two 14 years. Local planning authorities should only request supporting information that is relevant, necessary, and material to the application in question.

45. Local planning authorities should consult the appropriate bodies when considering applications for the siting of, or changes to, major hazard sites, installations, or pipelines, or for development around them.

46. Applicants and local planning authorities should consider the potential for voluntary planning performance agreements, where this might achieve a faster and more effective application process. Planning performance agreements are likely to be needed for applications that are particularly large or complex to determine.”

4.0 Pre-Application Consultation

4.1 In July 2021, Manchester City Council agreed with local Ward Councillors to withdraw Hough End Planning Application. During the summer period, the Council have been working with funders and stakeholders to exam the merits of bringing forward a revised scheme for consideration.

4.2 A process of pre-application engagement has been implemented by the project team to ensure that the approach to the scheme’s design development has been properly communicated and discussed and, where possible, points raised during these discussions have been taken into account.

Statutory and Non-Statutory Consultee Engagement

4.3 Pre-application consultation with Statutory Consultees has been focused upon providing an explanation of the Proposed Development, including the strategic case and consideration for proposals and the way in which the detail designs of the proposals have responded to the site conditions, surrounding area, relevant Frameworks, and the site’s economic, planning and regeneration context.

4.4 This process has sought to address specific site considerations to inform the final design stages. Pre-planning consultation has included:

- Extensive dialogue with Senior Planning Officers at Manchester City Council and the Tatton Estate’s agent which has taken place throughout the design development process in order to seek their support in principle.
- Consultation with Sport England and National Governing Bodies of Sport including The County FA, Football Foundation, England and Wales Cricket Board, Gaelic Athletics Association - Lancashire County Board to inform the design guidance for development proposals.
- Various meetings with other technical statutory consultees, including MCC Highways, MCC Flood Risk Department; Transport for Greater Manchester; Greater Manchester Ecology Unit; Greater Manchester Archaeological Advisory Service and, United Utilities.
- The Local Ward Councillors for the Chorlton Park and Old Moat Ward’s.

4.5 In addition, non-statutory consultation has taken place with existing site users, made up of senior football clubs and leagues, rugby, and Gaelic sports clubs to ensure any future proposals support current and future facility needs. In addition, wider consultation has taken place with community football clubs and sport groups, leagues, schools, and universities from the South Manchester catchment area. Stakeholder consultation has been focused on current and future

facility needs for training and match play, and recreational demand. This has informed the final facility mix and programme opportunity at Hough End site.

4.6 Preplanning consultation has also taken place with GLL – Hough End Leisure Centre Operator who has provided the demand case for a new health and fitness space, which have been built into the design plans for consideration.

4.7 The following types of pre planning consultation have taken place:

- Public consultation – including consultation with neighbouring residents and community groups.
- Statutory consultees – where there is a requirement set out in law to consult a specific body.
- Any consultation required by a direction – where there are further, specific, statutory consultation requirements as set out in a consultation direction.
- Non statutory consultees where there are planning policy reasons to engage other consultees who – whilst not designated in law – are likely to have an interest in a proposed development.

Local Stakeholder Consultation Process

4.8 Hough End site is identified in the Manchester Playing Pitch Strategy (2017-2021), local Governing Body facilities strategies and by The Council as a prime location in the City to develop a multi-sports hub facility.

4.9 The Council have since undertaken extensive consultation with National Governing Bodies of Sport (NGBs), local county FAs, and local stakeholders over a 12-month period including schools, community football clubs, leagues, professional clubs (City in the Community and MU Foundation), site users, universities, and community groups to inform the facility mix and programme opportunity on site to address local needs and support to deliver the City's sporting priorities.

4.10 Consultation focused on current facility demand for training, match play, and recreational programmes, and future programme requirements (over a 2–3-year period) to understand if the existing supply of facilities could cater for current and future projected sport specific growth. Where possible stakeholders shared club / league development plans to inform future programme requirements. In the main, clubs, leagues, community groups and schools provided a verbal / written response to consultation survey.

4.11 Key findings from consultation includes:

Football

4.11.1 Schools

Chorlton High South and Didsbury Point High School have identified a lack of access to 3G football facilities to support delivery of PE, School Sport and Competition programmes to service their c2,200 school pupils at capacity. There are no 3G Football Facilities or Grass Football Pitches on school sites. To support school PE, training, and competition there is a need for 16 full size slots per week on 3G AGPs that cannot be met from existing sites. Schools have identified 3G FTPs as a strategic need to provide high-quality PE, school sport and competition to their pupils, creating equal opportunities for children and young people to reach their full potential.

4.11.2 Universities

Manchester Metropolitan University and University Campus of Football Business (UCFB) have identified a lack of access to 3G football facilities Monday – Friday during daytime and evenings to service student programmes. Manchester Metropolitan University have identified a need for 20 full size slots on 3G FTPs to support training and competition to service 2 Senior 11v11 Bucs, and support growth of Intra Mural 11v11 Teams currently capped at 16 due to lack of facilities. Also demand for a 5v5 intra mural division. UCFB have identified a need for a minimum of 56 full size slots on Full Size 3G AGPs as well as classroom facilities Monday – Friday daytime to support an expansion programme in Central and South Manchester catchment area. In both cases, growth programmes cannot be met from existing sites.

4.11.3 Clubs and Community Groups

Clubs have identified a lack of access to 3G football facilities in South Manchester catchment area to support current training needs, development of new teams and community programmes. This represents 10 clubs, which translates into a need for a minimum of c26 training full size pitch slots to deliver club development plans from 2023/24 football season at peak times (Monday – Friday). This equates to a growth of 50 affiliated teams, which includes the development of new women and girl's teams with no capacity to grow from existing sites.

Consultation with City in the Community have identified a lack of access to current 3G facilities to support development of new 11+ education football programmes in South Manchester catchment area. Programmes would be delivered Monday – Friday (Day time) with no available Full Size 3G facilities in the area as they are all on Education sites. In addition, CITC have identified a need for 3G facilities to enable delivery of holiday activity programmes throughout the year.

Consultation with community groups such as Youth on Solid Ground and MU Foundation have identified a lack of access to existing full size 3G facilities in South Manchester catchment area, Monday – Friday evenings to deliver recreational social inclusion football activities to children and young people. There is an identified need for 10 full size slots per week on 3G FTPs to provide positive activities for young people that cannot be met from existing sites.

4.11.4 Leagues

Junior leagues in particular have identified a lack of access to existing 3G football facilities in South Manchester catchment area on weekends to support demand from clubs. Manchester's largest junior football leagues 'Manchester Respect League' and 'East Manchester Junior Football League' play on central 3G venues across the City and currently provide high quality football competition for c1150 teams. Local junior football leagues have identified demand to create new divisions for youth and junior mini soccer in South Manchester area. This includes a new youth 9v9 divisions (to accommodate 20 teams) and junior mini soccer divisions (to accommodate 48 teams) that cannot be met from existing sites.

The new Junior 7v7 and Youth 9v9 divisions will generate 78 new match equivalent sessions per week in partnership with central venue leagues (Manchester Respect League and East Manchester Junior League) and there will be a growth in senior 11v11 and VETS teams on site with partner clubs such as Greater Manchester FC, Gregorian's FC, and Youth on Solid Ground.

Manchester Senior Football Leagues have an aspiration to grow teams and provide better quality football facilities to service adult 11v11 football. Development of high-quality football facilities, in particular improved pitch quality and fit for purpose changing facilities are identified as the key

priorities to address the decline in adult 11v11 football and improve the sporting experience of players, coaches and officials.

4.11.5 County FA

Consultation with The FA has identified a need to develop targeted football programmes to increase participation from under-represented groups, working with clubs, community groups and leagues to develop and deliver a mixture of informal, recreational activities in the day and evenings. It is proposed that new targeted programmes will be met from Hough End site.

4.11.6 Rugby Union

Consultation with local rugby clubs has identified there is a need for qualitative improvements to 4 No. Senior Grass Rugby Pitches to increase capacity of use to address current and future shortfalls for match play. Rugby pitches are managed and operated by Broughton Park Rugby Club. At present there are 2 No. disused Senior Grass Rugby Pitches at Hough End site that could be brought back into use to address other sport demand if investment was secured. These pitches have been identified by local Gaelic Sport clubs as an opportunity to relocate 2 No. Gaelic Sports pitches from the North Field to create a long-term partnership with Broughton Park Rugby Club to service a winter / summer programme. The relocation is subject to a new lease and separate planning application and investment strategy to take forward.

4.11.7 Gaelic Football

Consultation with local clubs and Lancashire GAA identified there is a need to provide county standard facilities to support current and future club demand and shortfalls for match play. As above, clubs have requested a relocation to the Western Corner of the site to create a strategic partnership with Broughton Park Rugby Club to meet club / county requirements to service Gaelic sport activity on site. This would present an opportunity to re-provide 2 No. grass Gaelic pitches to GAA pitch standards. This will result in a 20% increase of one of the pitches.

4.11.8 Cricket

Consultation with the English and Welsh Cricket Board (ECB) have identified there is a shortfall of non-turf cricket wickets across the city and a need to provide qualitative improvements and new provision to address current and future demand for recreational cricket play. At Hough End this would result in a like for like replacement of the two existing non turf wickets.

4.11.9 Consultation outcome

Consultation has identified a shortfall of 2 No. 3G AGPs (2 Standard Full Size 3G AGPs) in South Manchester catchment area to address current and future projected demand from schools, club football training, recreational football, and senior and junior match play (variety of formats) at peak times evenings and weekends. The development of 3G AGPs will create access to different football formats to support affiliated and recreational football such as 5v5, 7v7, 9v9 and 11v11. The existing supply of 3G AGPs are not sufficient to address current need and support significant growth in participation identified through consultation.

For grass pitches, findings identified no shortfalls in senior pitches in South Manchester catchment area to address current and projected future demand. However, there is a need to address poor quality grass football pitches and improved access to changing facilities on playing pitch sites, which re-affirms the recommendations identified in Manchester Playing Pitch Strategy and Local Football

Facility Plan. There are projected shortfalls in mini soccer and youth 9v9 pitches which is proposed to be addressed from the 3G AGPs and reconfiguration / overmarking of grass football pitches to support a flexible programme of use on site.

The proposed reconfiguration of grass and the new 3G Football AGP provision will result in no displacement of existing usage and support to generate a significant growth programme from the site. Grass football pitches will be programmed in response to demand each year.

Hough End plans have been developed to ensure facilities can meet local need and support future growth across all forms of the game. This includes growth in participation in adult female; adult male; youth football, adult, and youth disability; junior football; small-sided teams and leagues; and recreational and informal football participation.

As such a 'site development plan' specifying all football development activity, usage and key partner engagement has been developed, as part of the rationalisation to provide new 3G AGPs and reconfiguration of pitches on site. The site development plan is on pages 23 to 28 in Hough End Playing Field Statement, as a supporting document to the current planning application.

Community Consultation Process

4.12 Manchester City Council has endeavoured to conduct public consultation which ensured that the local community were properly informed of the plans for Hough End and had multiple opportunities to comment on the scheme as part of the pre planning process.

4.13 Consultation with the community and statutory consultees has been focused upon providing an explanation of the Proposed Development, including the strategic need for facilities, and the way in which the details design of the proposals has responded to the site conditions, surrounding area, relevant Frameworks, and the Site's economic, planning and regeneration context.

4.14 This process has sought to address specific site considerations, questions and comments that have been raised during the consultation process, with consultation activity summarised as follows:

- Ongoing consultation with local sport clubs, leagues, schools, universities, site users and GLL over a 12-month period to understand current and future sport specific needs to inform and shape site plans.
- Five face-to-face early consultation engagement meetings targeted at education establishments (schools and universities), sports clubs and groups, resident associations, and local residents.
- Six face-to-face public pre planning consultation engagement meetings.
- Early pre planning public consultation letters were distributed to 467 households that abut the site and surrounding area, extending to households off Princess Parkway and Mauldeth Road West to ensure early engagement meetings were promoted in the wider catchment area to encourage attendance from local people.
- Pre planning public consultation Letters were distributed to 545 households that abut the site and surrounding area. The letter distribution for pre planning consultation was extended further to include households off Mauldeth Road West up to Burslem Avenue, following request to further extend the consultation area agreed with local members.

- Consultation meetings were promoted via GLL, and MCR Active social media platforms and pre-planning consultation meetings were also promoted via the Council website and a press release was published via the MEN to reach as many people as possible.
- Consultation meetings were promoted to 88 people and 40 sport user groups via Hough End consultation email made up of residents and groups that provided contact details as part of the previous consultation process for the original scheme.
- A dedicated consultation email for enquires was provided and monitored by the project team from September onwards and monitored daily during the 2-week pre planning consultation period for response to any questions and comments on proposed plans.
- Ongoing engagement with elected members of Manchester City Council, including local ward members and executive member for Neighbourhoods.
- Comment Cards were also produced and available at Hough End Leisure Centre and Consultation meetings for residents to submit their views and comments to the project team on proposals via the Hough End Leisure Centre or consultation email.

Early Pre-Planning Public and Stakeholder Consultation Meetings

4.15 In September 2021, Hough End Project Team organised 5 early community consultation engagement meetings at Broughton Park Rugby Club, 2 Hough end Crescent, Manchester M21 7TL. Consultation meetings included a School/Education engagement session, Club and Community Group engagement session, Resident Group engagement session and two Residents engagement sessions. Although meetings were targeted to engage different stakeholder groups, residents were able to attend any of the 4 community engagement meetings.

4.16 Community consultation events were held on the following dates:

- Monday 27th September Session 1 (Education establishments) 16:30 – 18:00
- Monday 27th September Session 2 (Clubs and Sports Groups) 18:30 – 20:00
- Wednesday 29th September Session 3 (Residents) 16:30 – 18:00
- Wednesday 29th September Session 4 (Residents) 18:30 – 20:00
- Saturday 2nd October Session 5 (Residents) 10:00 – 12:00

4.18 The Project Team issued a letter drop to 467 households that surround the site to notify residents about early consultation meetings. This included, Princess Road (Mauldeth Road West down to Metrolink), Stirling Avenue, Wrenbury Avenue, Whitchurch Road, (up to Saltney Avenue from Princess Road) Golborne Avenue, (Whitchurch Road to bend in the road near no.48) Moorgate Avenue, Minehead Avenue from the junction with Moorgate Avenue up No.25, St Christopher's Close, Ormskirk Avenue, Mauldeth Road West up to Chelsfield Grove Estate and all avenues off it.

4.19 In addition, notification was issued to all existing site users, local schools and community groups via the Hough End consultation email made up of 88 residents and 40 sport user groups that have registered their contact details as part of the consultation process to encourage people to engage in early consultation. The table below provides the events and number of residents that attended each session.

Consultation Events	Numbers
Monday 27 th September	3
Monday 27 th September	18
Wednesday 29 th September	14
Wednesday 29 th September	6
Saturday 2 nd October	21

Total	62 attendees
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4.20 The purpose of the meetings was to provide residents, schools, sport clubs and community groups with the opportunity to participate in early consultation with the Council's Project Team and discuss the key principles of Hough End revised scheme. The meetings provided the opportunity for residents and groups to influence proposals and the wider master plan for Hough End Playing Fields site.

4.21 At all meetings, the Project Team talked through the summary of consultation feedback related to the previous scheme withdrawn in July 2021, and the purpose, and consideration for revised development proposals in response to consultation feedback. In addition, the project team provided a high-level programme and associated funding plan to take future proposals forward including the opportunity to engage in further pre planning consultation targeted from November. See table of consultation feedback and development considerations.

Consultation Feedback	Purpose	Development Considerations
• Traffic impact: ○ provide new crossing to Princess Parkway. ○ Improve existing vehicular access into the site. ○ Issue of speeding / parking on local roads ○ Why more parking on site ○ Adjust existing junctions • Environmental issues : ○ Increased vehicle emissions ○ Cycle parking / cycle route expansion ○ Sustainable travel ○ 3G pitch: rubber crumb contaminating the Red Lion Brook ○ Flood risk ○ Loss of open green space ○ Floodlights impacting on residents / wildlife amenity	• To understand and quantify the future traffic issues generated by the users of the sports facilities • To identify potential health and safety issues affecting the neighbourhood as a result of traffic using the site and how they might be resolved • To identify potential options of traffic management that will address issues identified and help to influence driving behaviour in the neighbourhood. • To identify parking strategies that will help to reduce the impact of any additional traffic loads on local community. • To consider how to support alternative modes of transport into the site.	• TRAFFIC IMPACT • Reduced car parking, additional electric charge points and site cycle storage is all being considered as part of any revised scheme. • Local cycling routes are being reviewed by MCC highways via a different project. • Dialogue has started with MCC highways to review the crossing of the Princess Parkway along with a review of existing junctions. • ENVIRONMENTAL ISSUES • Alternative 3G pitch options are being reviewed by Football Foundation, including mitigation measures to prevent transfer of rubber crumbs into the environment, natural infill solutions and framework for end-of-life disposal. • A Flood risk assessment has been completed and we don't believe there is a flood risk. The assessment will be adjusted when the

○ Air pollution along Princess Parkway ○ Loss of trees ○ Acoustics ○ MCC carbon aspirations ○ Future disposal of 3G pitch – landfill etc • Wildlife ○ Ecology survey status • Local Community ○ Concerns with restricted access to site for local people ○ Affordability of facilities (softball, 3G etc) • Requirement for different sporting facilities ○ Demonstrate demand for 3G (floodlit) at Hough End ○ Alternative locations for softball / baseball ○ Location of 3G pitches ○ Changing facilities for men and women • Management of the site ○ Funding for future maintenance of pitches / impact on cost for clubs.	• To consider whether local ecology has been fully investigated. • To consider loss of trees and how to address this. • To consider local community access to the site. • Investigate and review decisions to develop Hough End for 3G and Softball / Baseball and the facilities being provided.	detailed drainage strategy is developed. • There is a recognition that there is a need to protect as much open green space on site and a need to create good quality green space to become more attractive for recreational use. • Consideration to reduce loss of trees in particular between proposed extension and artificial grass pitches and increase tree replacement on a 1:3 ratio. • Floodlight design will need to take account neighbouring properties to ensure mitigation is in place to prevent glare. • Air Quality assessment has been completed and confirms that air pollution is not considered to be impacted in the area because of the previous proposed development. However further mitigation measures are to be considered such as additional planting to improve air quality. WILDLIFE • Ecological Report was undertaken by qualified ecologist – this is being revisited to assess any changes since previous assessment. LOCAL COMMUNITY • Costs for use of the facilities will be in line with other MCC outdoor facilities. • Hough End site will continue to be accessible for local people walking and for recreational activities.
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		SPORTING REQUIREMENTS • Demand for 3G, Grass Pitch Improvements and Changing Facilities at Hough End site is to provide training and match facilities for our community sport clubs, community groups, schools, and local universities. • Baseball and Softball option to be explored at alternative locations. • Changing facilities are based on the numbers that use the facilities and are unisex. MANAGEMENT • It's proposed that football pitches will be managed by GLL MCC Leisure Operator and an annual enhanced maintenance programme will be implemented to improve the quality of playing fields.
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Pre Planning Public Consultation Meetings

4.22 In November 2021, the project team organised six public consultation meetings at Broughton Park Rugby Club to support engagement of all communities. Consultation meetings were held on the following dates:

- Monday 29th November 16:00 – 17:00 Session 1
- Monday 29th November 17:05 – 18:05 Session 2
- Saturday 4th December 10:00 – 11:00 Session 3
- Saturday 4th December 11:05 – 12:05 Session 4
- Wednesday 8th December 18:00 – 19:00 Session 5
- Wednesday 8th December 19:05 – 20:05 Session 6

4.23 Public Consultation letters were delivered to over 545 households surrounding the site encouraging residents to attend engagement meetings to discuss plans with the project team and engage in meaningful conversations to help shape final plans at Hough End site. Residential areas included Mauldeth Road West on Old Moat Ward side up to Burslem Avenue, Princess Road, (Mauldeth Road West down to Metrolink) Stirling Avenue, Wrenbury Avenue, Whitchurch Road, (up to Saltney Avenue from Princess Road) Golborne Avenue, (Whitchurch Road to bend in the road near no.48) Moorgate Avenue, Minehead Avenue from the junction with Moorgate Avenue up to the bend in the road again near No.25, St Christopher's Close, Ormskirk Avenue, Mauldeth Road

West on Chorlton Park Ward side up to Chelsfield Grove Estate and all avenues off it including, Endon Drive, Melowstone Drive, Greystone Avenue, Abbeystead and Chelsfield Grove.

4.24 Information on public consultation events was also published on Hough End Leisure Centre and MCR Active websites and social media platforms to promote and encourage residents surrounding the site and wider catchment area to attend events, view plans and share their views with the project team.

4.25 The consultation letter also provided details of methods to contact the project team, with comment cards available at Hough End Leisure Centre if required.

4.26 The purpose of the meetings was to provide residents and community groups with the opportunity to discuss plans with the project team and provide opportunities for people to ask questions and provide their views on plans and need for improvements at Hough End site. All comments were logged to help shape final proposals. The table below provides the events and number of residents that attended each session

Consultation Events	Numbers
Monday 29 th November 16:00 – 17:00 Session 1	10
Monday 29 th November 17:05 – 18:05 Session 2	6
Saturday 4 th December 10:00 – 11:00 Session 3	8
Saturday 4 th December 11:05 – 12:05 Session 4	9
Wednesday 8 th December 18:00 – 19:00 Session 5	11
Wednesday 8 th December 19:05 – 20:05 Session 6	2
Total	46 attendees

Comments

4.27 The consultation events have engaged 46 people with good representation from residents. In addition, people consulted with the project team via the Hough End consultation email and submitted their comments and questions for response on the proposed plans. The public consultation process has provided good opportunity for all residents and communities to participate in consultation with 186 people submitting 191 comments via the consultation email. This includes 3 comments received following the consultation deadline. All comments have been logged and considered as part of the pre planning consultation process.

4.28 Consultation has engaged a wide range of people including local residents, Manchester residents outside of the catchment area and Non-Manchester residents. Engagement represents 82 people from M20 postcode, 34 people from M21 postcode, 11 people from M14 postcode, 31 people from other Manchester Wards, and 28 people from outside of Manchester. This includes people from Nottingham, Stockport, Faro, Chester, and Oldham areas. From the 186 people that submitted comments via Hough End consultation email, 130 people are part of Action Network.

4.30 The main theme of the comments received during the consultation period included:

- Fencing off open space and rights of way across the land
- Car parking and traffic levels and impact on climate emergency
- Impacts on biodiversity and wildlife on the site
- Loss of open space and development in contrary to the covenants on the land
- Strategic Need and Impact of Sport Facilities
- Long term site strategy

4.31 Full details of comments, responses and considerations on each theme can be found in appendix A.

5.0 Summary

5.1 In summary, the consultation process received support from local residents, local schools, universities, clubs, and community groups as well as a number of objections to the scheme from local residents and people further afield. In the main the types of comments related to objections are summarised as follows:

Fencing off open space and rights of way across the land

5.2 The fencing off of large areas of the Playing fields results in loss of open public access to playing field land, in particular the development of 3G pitches alters the relatively undeveloped open nature of the site. It has also been suggested that the amount of land that is to be fenced off is more significant than has been indicated. A large number of comments have also suggested that walking the dog, exercising etc would all become much more restricted as a result of the proposals.

Response position

5.3 The playing fields are currently in a poor-quality condition and present a poor-quality sporting experience for local residents, clubs, and leagues that use the site.

5.4 New 3G artificial pitches will address current supply and demand issues facing local clubs and community groups for training, match play and recreational football. The 3G pitches will support growth of local teams and leagues in the South Manchester catchment area and significant increase in football participation amongst underrepresented groups. The 3G Pitches will also support more people to get active, access recreational and informal football activity throughout the day, evenings and weekends with pitches marked to support all formats of the game.

5.5 Reconfiguration and qualitative improvements of remaining playing fields will support current and future demand for Football, Gaelic football, Rugby, and Cricket on site addressing current poor-quality pitches that will support to increase usage in line with demand and improve the sporting experience of all current and future users.

5.6 The development of new 3G Football Artificial Grass Pitches will result in a re-designation of an open playing field to a managed enclosed accessible space which covers an area of 0.994 hectares of grass playing fields in order to convert into 2no. Standard full size 3G football AGP's on site.

5.7 Hough End Playing Fields will remain the most extensive provision for public and recreational playing field space available anywhere in the City. The development of 2 No. 3G football pitches would result in a reconfiguration of playing fields to accommodate a maximum of 14 No. senior grass football pitches, 2 No. mini soccer grass football pitches, 2 No. senior Gaelic football pitches, 6 No. senior grass rugby pitches and 2 No. non turf cricket wickets, and air craft modelling area that will remain open and accessible playing fields. In the long term, there is the opportunity to have a dedicated recreational space equivalent to 2 No. senior Gaelic football pitches for free use and enjoyment of the community. Alongside qualitative improvements of remaining playing fields, residents and local communities will benefit from significantly increased usage of sport and recreational playing fields on site.

5.8 Whilst there will be a required re-designation, from grass playing fields to artificial playing fields of a relatively small area of the site, it should be noted that Hough End Playing Fields will remain the largest public playing field site where the public can access the site freely for dog walking, low level physical activity such as walking and general exercise, as well as independent and / or group physical activity, and other recreational uses on a daily basis. The public will continue to have access to open sport and recreational playing fields at Hough End Playing Fields site and proposals will contribute to enhanced sporting benefits that will support to increase sport and physical activity participation in the local catchment area.

Car parking and traffic levels and impact on climate emergency

5.9 The increased car parking and more intensive use of 3G pitches and extension to Leisure Centre would increase the level of traffic and travel to and from the site impacting on already poor air quality in the area.

Response position

5.10 A study of the trip generation associated with the proposed development has been undertaken as part of the Transport Assessment. This shows that there will be a small increase in the number of trips to site, but these will out of peak hours. The study concluded that it is not likely that the football pitches will be operational and/or generate any significant traffic during the weekday AM peak hour.

5.11 In response to the feedback the project team are exploring decreasing the size to the overspill car park to 60 spaces for resilience and to prevent further overspill onto the local highway network and residential streets.

5.12 The air quality assessment report identified a negligible impact on air quality as a result of the proposed development.

Road safety

5.13 A number of comments raise issues around local highway access, on street parking and the existing junctions at Mauldeth Road West, Whitchurch Road and Princess Road cannot cope with the increased traffic generated.

Response position

5.14 It has been demonstrated in the transport assessment that both the A5103 Princess Road/Hough End priority junction and the A5103 Princess Road/Whitchurch Road priority junction are predicted to operate efficiently with a sufficient amount of residual capacity available in the future year traffic scenarios. There has been no assessment of Mauldeth Road West as this sits outside of the development area.

5.15 It is concluded that the traffic impacts of the development are not considered severe in the context of the National Planning Policy Framework (2019).

Impacts on biodiversity and wildlife on the site

5.16 The proposals result in the introduction of artificial lighting, fenced off areas of currently open grassed land and loss of trees. It is claimed that these interventions impact on wildlife including foraging/commuting bats, movement of hedgehogs, possible badgers in the area etc across the site. There are criticisms on the level and timing of ecology surveys undertaken for the proposals.

Response position

5.17 The Preliminary Ecological Appraisal (PEA) was carried out according to recommended guidelines and best practice. There are no timing constraints with undertaking PEAs, and they can be carried out at any time of year. If there are likely to be issues with some flora or fauna not evident due to seasonality, then this would be stated in the report. However, in the case of Hough End, given the limited nature of the habitats present and the relatively minor impacts on these, there are no constraints.

5.18 It should be noted though, that the PEA is just a snapshot of what wildlife is evident at the time of the visit, so mobile species may not be present, and local people who use the site regularly will observe other birds and animals at separate times of the year. That said, there have been visits undertaken throughout the year from period February – October. The data search goes some way to identifying species from other years, but the conclusions drawn are ultimately down to the experience and knowledge of the Ecologist. The Principal Ecologist that undertook the survey has 49 year's experience as a naturalist, holds relevant qualifications including Member of the Chartered Institute of Environmental Management and Technician and Member of the Arboricultural Association and is confident that they have assessed the value of the site and the impacts correctly.

5.19 The surveys undertaken (which include the assessment of bat and hedgehog activity) identified the playing fields is of little value to foraging bats or wildlife as the site is very open and botanically poor. In addition, none of the trees contained features that considered suitable for bat roosting or hibernation. The existing changing accommodation was also assessed and was considered to be negligible as there was no bat roosting present in the building.

5.20 In response to the points raised, the team have reduced the number of trees that would have to be removed and exploring opportunities to further increase tree and shrub planting on the site and promoting biodiversity with the introduction of things like 'bug hotels' and bird boxes.

Loss of open space and development in contrary to the covenants on the land

5.21 There are a number of comments related to the covenants and loss of open recreational green space. Proposals will not allow free, unrestricted access by residents across the playing fields. Objections are based on the loss of access as a result of the development of 3G Pitches. A number of objectors have also indicated that as well as the resulting physical barriers, the proposals also impact on the visual openness of the site from the areas where fencing is proposed. In addition, residents have referred to the covenants on the land and their gifting to the residents of Manchester, and that the fencing off and introduction of fee-based activity is contrary to these covenants.

Response position

5.22 The Council is aware of the restrictive nature of the covenant and as with any development at Hough End Playing Fields has engaged pro-actively with the Tatton Estate and plans have been received positively. The Council is aware of the steps to be taken to satisfy the need of the covenant in order to take any development forward. The restrictive covenant is related to a minimum area of twenty acres of the land that must be maintained as open space for recreational free use and enjoyment of the public. However, there is nothing in the covenants that prevents fencing of part of the site and therefore the current proposals are in keeping with the covenant. If the current proposal proceeded, Hough End site will continue to provide over 22 acres of open land for recreational free use.

5.23 Whilst there will be a required re-designation of a relatively small area of the playing fields, it should be noted that Hough End Playing Fields will remain the largest public playing field site where by the public can access the site freely for dog walking, low level physical activity such as walking and general exercise, as well as independent and / or group physical activity, and other recreational uses on a daily basis. The public will continue to have access to open sport and recreational playing fields at Hough End Playing Fields site and proposals will contribute to enhanced sporting benefits that will support to increase sport and physical activity participation in the local catchment area.

No strategic need and impact of Sporting Facilities

5.24 Comments related to the demand for 3G facilities in the local area and there is no need for further 3G facilities in this location.

Response position

3G Facilities

5.25 Football pitch demand analysis has been informed by the current Playing Pitch Strategy (2017-2021), Manchester Local Football Plan (2019) and extensive consultation with site users, sport club, leagues, schools, universities, community groups, GLL, National Governing Bodies of Sport, County FA, and Sport England.

5.26 The Strategy recommendations are to consider possibilities to create multi-pitch (potentially multi-sport) hub sites where 3G provision is able to support grass pitches as a broader, sustainable, all-in-one community offer.

5.27 Hough End has been identified as a priority project for development of a new strategic football Hub site to address current and future demand for training and match play; recreational football activities; and secure increased capacity to allow for the establishment of new formats of competitive football identified from stakeholder consultation with the above groups.

5.28 Based on supply and demand analysis there is need for 2no. Standard Full Size 3G Football AGP's in South Manchester area, which is proposed to be met from Hough End Site.

AGPs concerns

5.29 Sustainability is one of the key issues raised throughout the objections including in terms of the introduction of 3G pitches resulting in impacts on biodiversity and floodrisk. Objections related to loss of natural turf for artificial grass pitches with concerns around microplastics and transfer of rubber crumbs into the natural environment and the brook.

Response position

5.30 Sport England have released a position statement on artificial grass pitches which sets out that Third Generation or 3G artificial grass pitches are recognised as durable, safe, year-round playing surfaces, able to withstand intensive use and all kinds of weather. They mean more people can benefit from all the associated social and health benefits of physical activity.

5.31 Sport England alongside the Football Association, the Rugby Football Union, Rugby Football League, and the Football Foundation have been working closely with the Sports and Play Construction Association ("SAPCA"), the UK trade body for the sports pitch industry. SAPCA have developed a new industry wide infill testing protocol for manufacturers of artificial grass pitches and contractors installing pitches "Protocol for Performance Infills for Synthetic Turf". The Protocol

incorporates the forthcoming EU REACH restriction limit of 20mg/kg and also sets limits on heavy metal content.

5.32 The SAPCA Protocol was launched in January 2020, it aims to ensure that all performance infill materials (including rubber crumb) used on AGPs are provided by suppliers that regularly test the materials at the point of source/production. This voluntary industry infill testing protocol provides minimum requirements that go above and beyond what is currently required for infill solutions under European regulation using a new standardised infill testing protocol. It is mandatory for all SAPCA members. All Football Foundation funded AGPs apply this higher standard for infill solutions supplied by the industry as suppliers must also comply with the SAPCA Protocol.

5.33 The proposed 3G pitches at Hough End will be designed in accordance with Football Foundation Design Guidance and AGP Framework. The Council have placed nature-based solutions at the forefront of the design approach and on this basis, the 3G Pitches will be designed to provide a Cork Infill System. As a natural product, granulated cork is a renewable raw material derived from the bark of cork oak from sustainably managed sources. This will be the first natural infill solution that will be brought forward by The FA via the Football Foundations Framework nationally in response to concerns raised by the community regarding potential transfer of microplastics into the natural environment. The two Cork Infill Artificial Grass Pitches are therefore proposed to be taken forward as part of the planning application for the site.

5.34 The AGP Framework has taken a very proactive approach in limiting the loss of infill from playing fields. In line with CEN/TR 17519 Technical Report, "Surfaces for sports areas – Synthetic turf sports facilities", Manchester City Council will follow the guidance on how to minimise infill dispersion into the environment set by the Football Foundation Framework. Mitigation measures that will be built into the design stages for all new projects include but not limited to:

- Perimeter infill containment barriers within the fence line at 500 mm and 200 mm high.
- Smooth bar industrial grate and recess pits including trash boxes with suitably sized mud-buckets / filters to capture any infill to prevent being washed into the drainage system.
- 300 mm wide (minimum) perimeter margins / mowing strip on all boundaries where no paved area adjacent the pitch is designed / constructed, or perimeter infill barrier is at least 500 mm high or more sloping inwards towards the AGP typically with a fall of 0.5%.

5.35 Manchester City Council will follow the Football Foundations AGP Framework Employers Requirements which sets out the steps to minimise the risk of contamination of the environment during transportation, site storage and installation of infill materials by accidental spillage or poor working practices resulting in infill materials contaminating the surrounding environment of the pitch and storm water drainage systems. The Football Foundations Framework Supplier's will also provide a fully detailed maintenance manual and all necessary training of the field operators to allow them to undertake all regular/routine maintenance of the surface, which includes advice around mitigating infill loss from the field. Manchester City Council has confirmed that all these measures will be adopted in the development, management, and end of life replacement of any new 3G AGP at Hough End.

5.36 Typically, a 3G Artificial Grass Pitch (AGP) has a 10 -15-year lifespan. At the end of life, the disposal and recycling of 3G AGPs will be procured and managed via The Football Foundations AGP Framework which supports and endorses the handling of end-of-life artificial turf pitches in accordance with the Waste (England and Wales) Regulations 2011, as amended, which seeks to ensure waste is handled in the most sustainable way by ranking waste management options according to what is best for the environment.

5.37 To ensure that end of life AGPs are processed in a way considered acceptable, a Football Foundation Approved List of Recycling Companies for Artificial Grass Pitches is being developed. Only the recycling companies and their listed processes will be authorised for use on Framework funded projects, such as Hough End. This arrangement ensures that under no circumstances will end of life synthetic turf surfacing be disposed of to land fill.

5.38 To support sustainability of facilities, an annual sinking fund will be built into the facility business plan to meet the replacement and disposal costs for the 3G pitches.

Long term site strategy

5.39 The Council have consulted with the community to inform long term plans for improvements at Hough End Playing Fields. The Council have now developed a DRAFT 10-Year Strategic Plan for Hough End Playing Fields in response to community needs and aspirations for improvements that seeks to raise the quality of playing fields and green spaces for the local community. This document sets out the opportunity for phased development.

5.40 The plan has been published as a draft document for consultation. All residents that have taken part in pre planning consultation have been encouraged to submit their comments and views to Hough End consultation email to help to shape a final plan that will be taken forward with the local community and to be considered independently to this project. Consultation is open until 24th December 2021.

6.0 Conclusion

6.1 Ahead of submitting the planning application to Manchester City Council, the project team has sought to engage extensively with the local community and ward members to provide information about the scheme and offer multiple opportunities for the community to comment and shape the proposals.

6.2 Proposals for enhancement of Hough End Playing Fields site have the potential to become a catalyst for improving the area, putting the community at its heart with the intention of creating sustainable, high-quality playing fields and the green and open spaces that promotes people's health, happiness, and wellbeing.

6.3 The new plans include enhanced sustainability measures positioning low carbon and nature-based solutions at the forefront of the design approach. Implementation of sustainable carbon technologies will enable the Council to set the planned leisure centre extension building on a clear path to decarbonisation to fit in with the Council's wider drive to cut carbon emissions.

6.4 The plans feature the development of a two-storey leisure centre extension to accommodate changing facilities, community room/education space, café facilities, and health and fitness space to service sport and leisure users on site. Externally, plans include 2 new full size artificial grass football pitches, qualitative improvements to grass playing fields, and new carparking that will include new cycle parking and electric parking provision to enhance sustainable travel to the site. Alongside this, there will be highway improvements to neighbouring roads to address existing issues.

6.5 As above, the project team have undertaken multiple rounds of public consultation and have

worked with residents and community groups to design facilities that meet the needs of the community it serves, to develop sustainable facilities that can support growth in sport and physical activity participation locally.

6.6 Engagement has included consultation with local Schools, Universities, Sports Clubs and Groups, and the Community to inform the facility proposals and the strategic plan for the site. Engagement has included:

- Meetings with Ward Members and Executive Member for Neighbourhoods.
- Publication of consultation and proposals via Website, Letter Drops, Press release and ongoing email distribution to all residents and stakeholders that have engaged in the planning process.
- Pre Planning Public Consultation Meetings

6.7 Throughout the consultation process the Project Team have been pleased to learn how residents wish to use the facilities to address education, community sport and health and fitness needs, as well as continued use and enhancement of the site for recreational use. To this end the project team have designed facilities to ensure they can be used by residents for a wider range of education and community activities. The project team will continue to consult with the community until planning application determination.

6.8 The Hough End consultation email will continue to be offered for local people to provide their feedback on the proposals and will remain open for resident queries for response from the project team through the determination process. Hough End Leisure Centre will continue to accept comment cards / resident feedback via the main reception should residents choose to submit in person. The Project team will provide response to any questions or queries as required. The project team will also continue to work with key community representatives, ward members and residents and local stakeholder groups throughout the process, to ensure local residents, and stakeholder groups remain informed about the stages of the application.

Appendix A – Themes, comments, responses, and considerations

Comments	Responses	Considerations
Theme - Car parking, traffic levels and impact on climate emergency		
Comments related to Princess Road traffic issues and consideration of a new Crossing on Princess Parkway to improve pedestrian and active travel access to the site.	The designs have been developed in consultation with MCC highways. Within the proposals there is consideration to upgrade the pelican crossing to a toucan crossing to improve the pedestrian and cycling access to the Leisure Centre and Hough End Playing Fields.	Junction improvements have been proposed to Whitchurch Road to reduce speed of traffic and improve access to Hough End Leisure Centre / Playing Fields. Toucan crossing proposed to support active travel to the site.
Comments on the need for improvements to the vehicle access to the site, due to the increase in traffic associated with the projected increase in usage. Concerns related to the existing entrance/exit to Princess Parkway from the Leisure Centre car park.	The proposals have been informed by a traffic survey on Princess Road and a safety audit.	The surveys have identified no requirement for additional entrance / exit. The car park layout, however, has been reconfigured to avoid cars backing up onto Princess Road. Proposals include the upgrade of existing crossing on

		Princess Rd to allow people to cross safely and access the site. A light controlled junction is not advised because there could be driveways on the opposite side of the road that could create dangerous movements within the junctions.
Comments on the need to tackle speeding on neighbouring roads and traffic controls to be considered.	The speed limit has been reduced from 40mph to 30mph along Princess Rd. Enforcement is the responsibility of the Police.	Introduction of additional pedestrian crossing to the south of the car park entrance would break up the flow of traffic and help to reduce speeds along Princess Rd.
Comments related to consideration for changes to the existing junctions on Mauldeth Road West / Princess Road, with the anticipated increase of traffic on site.	As part of the Hough End development Transport Assessment, the operation of the local highway network has been assessed at the following locations: Junction1 - A5103 Princess Road/Hough End car park priority junction; and Junction 2 - A5103 Princess	

	Road / Whitchurch Road priority junction. It has been demonstrated in the transport assessment that both A5103 Princess Road/Hough End priority junction and the A5103 Princess Road/Whitchurch Road priority junction are predicted to operate efficiently with a sufficient amount of residual capacity available in the future year traffic scenarios. It is concluded that the traffic impacts of the development are not considered severe in the context of the National Planning Policy Framework (2019) There has been no assessment on Mauldeth Road West as this sits outside of the development area proposed.	
Rationale for the need to increase parking spaces on Hough End site. Plans do not consider travel/transport - no consideration for active travel and provision of facilities for pedestrians and cyclists (paths, cycle parking etc). Concerns that loss of playing fields for car parking and concerns of increased flooding once car parking is increased.	The new permanent car parking spaces is based on the size of the building extension. However, it is recognised that many users of the Hough End site do not necessarily use the Leisure Centre facilities but will use the Playing Fields. As such an overspill car park is proposed to be used at peak times to ensure that people using the site do not park on local, residential, roads. As a result of the construction of the leisure centre extension some car parking space will be displaced. This will be re-provided in the area that is currently occupied by the changing block, that will be demolished. In addition to the displaced spaces there will be an additional 67 spaces	As part of the planning consultation process and the reduction of the size of the artificial grass pitches the overflow car park has been reduced to 60 spaces.

	provided based on the increased area of the Leisure Centre. Of these spaces, 10 disabled bays, six parent and child bays, four shared use and 24 bays will be fitted with electric vehicle charging points. The existing cycle parking will be relocated because of the extension. A total of 56 covered cycle spaces (an increase of 24 spaces) will be provided as part of the development proposals. An interim travel plan has been prepared to promote active and sustainable travel behaviour to and from the site. This is the first stage of the travel plan process and includes a list of potential measures that could be implemented to affect modal choice, and a management strategy for producing a full travel plan in the future. The interim travel plan identifies several initiatives that could be implemented in a full travel plan at the site. These measures include encouraging walking, cycling and use of public transport.	
Comments related to the concerns to provide resident parking permits on neighbouring roads.	There are no intentions to provide parking permits on neighbouring roads.	
Comments related to impact of the development related to increased vehicle emissions and increase pollution levels due to additional traffic to the site.	The additional parking proposed is in line with the MCC Parking Standards as set out within the Manchester Core Strategy 2012 to 2027. Within the new car park there are proposals for electric vehicles charge points to add to the growing infrastructure of charging points to promote a shift towards EVs. As part of the Leisure Centre travel plan there will be	The sites travel plan will encourage the use of active travel and continue to be monitored and reviewed to make sure that its

	promotion to encourage people to choose alternative modes of transport but at peak times an overspill carpark for resilience and to prevent overspill onto the local highway network and residential streets will provide flexibility for the site and protect residential amenity in the local area	aims are being achieved.
Comments related to the need to create a sustainable travel plan to encourage people to walk, cycle or use public transport. This includes a direct link from tram stop to the site instead of walking along princess parkway for buggy/wheelchair access.	An Interim Travel Plan has been prepared to promote active and sustainable travel behaviour to and from the site. This is the first stage of the travel plan process and includes a list of potential measures that could be implemented to affect modal choice, and a management strategy for producing a full Travel Plan in the future. As part of the development proposals this includes provision of lighting, landscaping, and shelter within the site to create a pleasant pedestrian environment. There will be improvements to safe crossing points, an increase to cycle parking, signposting to public transport nodes and adjoining off-site pedestrian and cycle routes. The interim travel plan identifies several initiatives that could be implemented in a full travel plan at the site. These measures include encouraging walking, cycling and use of public transport to access the site as well as promoting car sharing and environmentally friendly modes of transport, including electric vehicles.	A path to the tram stop could be considered to provide access to the site alongside the pitches.
Comments related to the need to create a defined cycle path off the loop that will cross Mauldeth Road and join Hough End Playing Fields.	New cycling and walk infrastructure for the surrounding area sits outside of the development area proposed.	An improved link to the Fallowfield Loop, providing a

		crossing on Mauldeth Road, is being considered as part of the Fallowfield Loop Improvement works. A crossing was included within the Fallowfield loop consultation.
Positive Comments: No of car park spaces have been reduced which is positive and more electric charging points and increase in cycle parking is positive also.		
Theme – Impacts on biodiversity and wildlife		
Comments related to the effects to the environment from the use of 3G/micro plastics and contamination issues into the Red Lion Brook, soil and surrounding green space. Comments on the plastic carpet, environmental and health concerns.	The proposal now include a cork infill which is a natural product rather than rubber crumb. This is to be brought forward by the Football Foundation framework. 3G pitches will be designed to Sport England / FA design guidance. In addition, MCC will follow the Football Foundation AGP framework requirements which sets out the steps to minimise the risk of migration into the surrounding environment during transportation, site storage and installation of infill materials by accidental spillage or poor working practices resulting in infill materials contaminating the surrounding environment of the pitch and storm water drainage systems. The Football Foundation framework suppliers shall also	

	provide a fully detailed maintenance manual and all necessary training of the field operators to allow them to undertake all regular/routine maintenance of the surface, which includes advice around mitigating infill loss from the field. All of these measures will be adopted by MCC in the development, management and the end of life replacement of any new 3G AGP's at Hough End Playing Fields Site.	
Comments related to the timing and accuracy of the Ecology survey inc. details on bat survey in area to be floodlit, concerns regarding the impact on hedgehogs on site and credentials of the ecologist who undertook the survey.	The consultant that undertook the survey has confirmed that the Preliminary Ecological Appraisal (PEA) was carried out according to recommended guidelines and best practice. There are no timing constraints with undertaking PEAs, and they can be carried out at any time of year. However, surveys have been taken throughout the year to inform the ecology report. If there are likely to be issues with some flora or fauna not evident due to seasonality, then this would be stated in the report. In the case of Hough End, given the limited nature of the habitats present and the relatively minor impacts on these, there are no constraints. It should be noted though, that the PEA is just a snap-shot of what wildlife is evident at the time of the visit, so mobile species may not be present, and local people who use the site regularly will observe other birds and animals at different times of the year. The data search goes some way to identifying species from other years, but the	Increased planting including shrubs and promoting biodiversity

	conclusions drawn are ultimately down to the experience and knowledge of the Ecologist. The Principal Ecologist that undertook the survey has 49 years' experience as a naturalist, holds relevant qualifications including Member of the Chartered Institute of Environmental Management and Technician and Member of the Arboriculture Association and is confident that they have assessed the value of the site and the impacts correctly.	
Comments related to drainage and issues with potential flooding.	Manchester City Council guidance is that developments should restrict existing brownfield flow rates to a maximum of 50% of existing flows. A model has been generated to determine the likely flows being discharged within the development boundary. The existing flows are calculated as: • 1 Year = 10.3 l/s • 30 Year = 27.6 l/s • 100 Year = 35.6 l/s In accordance with the LLFA advice, flows should be limited to: • 1 Year = 5.1 l/s • 30 Year = 13.8 l/s • 100 Year = 17.8 l/s Therefore, it is proposed to limit the outfall to the above flows, which would require a flow	

	control to ensure a variable outflow could be achieved through attenuation provision provided within a tank, oversized pipes and permeable paving areas. The all-weather pitch drainage is being designed by a pitch specialist - assumed to have sub surface drains collecting run-off through surface.	
Comments related to restricted access to the site for residents and wider public when this site should be open and free recreation to all.	Residents will be able to access Hough End Playing Fields as today, they will still be able to walk around the perimeter of the fields. The proposed facilities will be available for use by the local community. The site development plan seeks to increase use and membership from the local community to participate in a wide-ranging sport and leisure offer, as well as access to volunteering, training and opportunities for our residents. There will be programmed activities for the local communities including youth groups and community time allocated to our residents.	
Comments that Manchester City Council should be protecting and restoring nature and biodiversity in these areas to help restore our health and well-being and not disposing of open green space.	The proposals are to provide improvements to playing field land that will generate a significant increase in sport and physical activity participation from the local area thus contributing to improved health and wellbeing of Manchester residents. The proposals will create sustainable, high-quality playing fields and the green and open spaces that promotes people's health, happiness, and wellbeing.	Develop options with the community in the development of any revised scheme.

	Trees that are removed will be replaced on a 3 to 1 ratio and the project will increase the number of shrubs on the boundary of the site to promote and enhance biodiversity through activities such as native tree planting, wildflower planting, bug hotels and bird boxes.	
Comments related to floodlights - exposure to light during evening and night-time from floodlighting and car park lights has a disruptive effect on wildlife and environment.	The 3G artificial grass pitches will be floodlit, however please note that disruption from these lights will be kept to a minimum due to floodlight specification. The lights will be directed onto the pitch with little spillage. The positioning of floodlights and other required lighting will be informed by the professional input of lighting specialists. An assessment of light pollution arising from the proposed arising from the proposed stadium will also be submitted as part of the application. A full lighting scheme will be commissioned to minimise the impact of potential light spillage. The proposed 3G pitch programme times are 09:00am-10:00pm, Monday - Sunday and the lights will be required from dusk. There are no other plans for floodlit playing field facilities on site.	
Comments related to the impact on pollution levels along Princess Parkway due to the additional traffic generated from the development.	An air quality assessment has been undertaken to inform the development proposals. Findings have identified there will be negligible impact on the effect of air quality once operational. As part of the development proposals a travel plan will be	The travel plan will continue to be monitored and reviewed to promote and

	put in place. The intention of the travel plan is to encourage people to choose alternative modes over single occupancy car use and, where possible, reduce the need to travel. TFGM strongly endorse the need for travel plans in order to reduce the impact of transport on the local environment, to improve accessibility and encourage active travel. The aims of the plan are to reduce car use and increase sustainable modes. Reduce the impact of the generated traffic, both in the immediate neighbourhood and on the wider highway network. Provide safe access to pedestrians and cyclists and provide a coordinated approach to developing and implementing realistic travel option. Interventions that are proposed include, provision of 24 electric vehicle charging points, 4 car sharing spaces, additional 24 cycle parking, improvements to pedestrian crossings and promotion of cycling infrastructure. The travel plan is in the first stage of process and will be continued to be monitored and updated when required.	encourage active travel to the site.
Comments related to the rational to loss of trees being proposed on site when the Government have declared a 'Climate Emergency'.	The plans have been designed to create the least impact on loss of trees. Tree loss has been kept to a minimum, following the results of the tree survey the proposals have been altered through the design stage to maintain as many significant / mature trees as possible. In the main development area 20 trees to be removed, these will be replaced on a 3 for 1 ratio. The proposals have been	

	reviewed and the logistic plan has been altered to maintain trees on site from the previous proposals.	
Comments related to a failure to conduct a real time baseline noise level and establish a true baseline.	A noise impact assessment has been completed and submitted as part of the planning documentation	
Comments related to what the rationale is for additional car parking proposed on site when the Government have declared a 'Climate Emergency' and how does this comply with MCC aim to be carbon neutral by 2038. Comments related to Cop 26 - green space should be retained and need to put low carbon green spaces at the forefront of the development and not replace by artificial grass football pitches and parking spaces.	The Council have placed nature-based solutions at the forefront of the design approach and on this basis, the 3G Pitches will be designed to provide a Cork Infill System. As a natural product, granulated cork is a renewable raw material derived from the bark of cork oak from sustainably managed sources. This will be the first natural infill solution that will be brought forward by The FA via the Football Foundations Framework nationally in response to concerns raised by the community regarding potential transfer of microplastics into the natural environment. The two Cork Infill Artificial Grass Pitches are therefore proposed to be taken forward as part of the planning application for the site. The car park proposals are in line with the MCC Parking Standards as set out within the Manchester Core Strategy 2012 to 2027. Within the new car park there are proposals for electric vehicles charge points to add to the growing infrastructure of charging points	

	to promote a shift towards electric vehicles. As part of the leisure centre travel plan there will be promotion to encourage people to choose alternative modes of transport but at peak times an overspill car park for resilience and to prevent overspill onto the local highway network and residential street will provide flexibility for the site and protect residential amenity in the local area. In addition, the overflow car park has been designed to be semi permeable 'grass crete solution' to reduce the amount of tarmac on site. The new plans include enhanced sustainability measures positioning low carbon and nature-based solutions at the forefront of the design approach. This includes implementation of sustainable carbon technologies as part of the Leisure Centre Extension that will enable the council to set the planned leisure centre extension building on a clear path to decarbonisation to fit in with the council's wider drive to cut carbon emissions.	
General comments - pleased with revised plans, in particular the dedicated recreational open space north of the brook and greater emphasis on biodiversity. Impressed with the new cork infill and the fact that the 3G FTP pitch proposals have been reduced in size from previous scheme. Proposal for tree planting welcomed, but need to be more ambitious and extensive, tying in with other initiatives e.g. Manchester city of trees.		
Theme – Strategic Need and Impact of Sporting Facilities		

Comments related to a lack of demand for 3G football pitches in Manchester.	Football pitch demand analysis has been informed by the current Playing Pitch Strategy (2017-2021), Manchester Local Football Plan (2019) and consultation with club, leagues and local stakeholders. The strategy recommendations are to consider possibilities to create multi-pitch hub sites where 3G provision can support grass pitches as a broader, sustainable, all-in-one community offer. Hough End has been identified as a priority project for development of a new strategic football Hub site to address current and future demand for training and match play; and secure increased capacity to grow recreational football participation in South Manchester. Extensive consultation with local stakeholder groups have been held that have identified a shortfall in 3G FTP provision in South Manchester area.	
Concerns around the changing facilities in particular that facilities are not accessible and not enough team changing to enable women to change and facilities have been designed for men's teams. Concerns that the Leisure Centre is not designed to be accessible.	The demand capacity models have been taken based on current and projected demand. This has informed the changing accommodation on site and has been signed off by the FA. Changing rooms have been designed in line with Sport England and FA design guidance to service current and projected future use. The proposed changing accommodation is gender neutral with sufficient changing provision to service male and female teams and officials.	

	The extension is designed in line with MCCs Design for Access, DDA building regulations and best practice design guidance.	
Comments related to why the changing facilities could not be considered on the existing footprint.	A split construction was considered at early business case stage. Following an option appraisal, the standalone building option was not preferred. This option resulted in additional operational costs to support a standalone building for operational and health and safety reasons. This option would also result in no health and fitness space and / or café facilities and potentially a loss of grass pitches for permanent car parking.	
Comments related to the Chorlton High South new site therefore no need for additional artificial pitches at Hough End site. In addition, comments related to the number of 3G facilities predominantly on school sites locally that could be accessed and therefore no demand for new facilities.	Chorlton High School South have built one full size sand dressed artificial grass pitch on the school site. A sand dressed artificial grass pitch is a preferred surface for competitive hockey and is not supported by the FA for affiliated football competition. This includes school competition, junior mini soccer, youth 9v9 football, or adult 11v11 football competition. An audit of all 3G football facilities have been undertaken that has identified limited capacity for growth on full size pitches. In addition, local consultation has furthermore evidenced this with demand for growth that cannot be met from existing sites.	
Concerns around the cost of 3G Pitches in Manchester and that they are expensive and not affordable for Manchester communities to access.	3G pitch prices will be in line with 3G football facilities in the area that are currently used by local people, charges will be agreed with the	

	funding partners with a price point affordable for Manchester Residents. The facilities will have a community rate available.	
Concerns around the sustainability of 3G pitches and how this will be funded in the future.	A 3G Artificial Grass Pitch (AGP) has a 10-15-year lifespan. To support sustainability of facilities, an annual sinking fund will be built into the facility business plan to meet the replacement and disposal costs for the 3G pitches.	
There are some concerns about the impact on existing users from the plans and increase in cost of grass permits as a result of the development.	Grass pitch costs will be protected for all existing users, clubs and leagues and remain in line with MCC park pitch permit costs.	
Comments related to a need for improved maintenance of playing fields, as pitches are currently of poor quality.	An FA pitch assessment has been undertaken to inform facility proposals. Findings identified recommendations for enhanced annual pitch maintenance to address the current poor quality and provide good quality Football pitches. Pitch improvements will form part of the funding conditions. The grass pitch maintenance programme will commence during the construction period to allow c12 months pitch improvement works to improve pitch quality and sporting experience of users. The annual enhanced maintenance programme thereafter will be built into the facility business plan for the site to enhance capacity of use.	
Comments related to the consideration of floodlit 3G pitches to be located closer to Broughton Park away from princess road.	The 3G pitches have been designed in line with FA guidance, 3G pitches must be located within proximity to the ancillary facilities.	

Comments related to the need for floodlit pitches as part of the 3G facilities and why temporary portable floodlights cannot be considered for grass facilities to remove the need for 3G.	Floodlighting is a requirement as part of the FA design guidance for 3G pitches. Any disruption from these lights will be kept to a minimum due to floodlight specification. The light beams will be directed onto the pitch with little spillage. The positioning of the floodlight and other required lighting will be informed by the professional input of lighting specialists. An assessment of light pollution arising from the proposed stadium will also be submitted as part of the application. A full lighting scheme will be commissioned to minimise the impact of potential light spillage. The proposed 3G pitch programme will be 9am-10pm, Monday-Sunday lights required from dusk in line with use. Grass pitches have a maximum recommended use of c6-8 hours per week to support match play. The proposed programme on 3G FTP's is for 182 hours per week. This level of usage and associated growth programme could not be accommodated from the existing grass pitches.	
Comments related to why no extension to the pool and sports hall has been included in the site plans.	The demand analysis undertaken for swimming pools and sports halls in Manchester determined there are sufficient swimming pools in the City. This analysis will be reviewed under the built facility strategy that will be completed early next year.	
Comments related to the provision for baby changing facilities from the new leisure centre extension.	There will be baby changing facilities included in the facility designs.	

Comments related to current problem with rubbish being left on site and bins over-flowing.	Additional recycling bins will be situated in the new outside seating area.	
General comments: general support for development proposals in particular grass pitch improvements, new changing, extended health and fitness space, and 3G facilities for children and young people.		
Theme – Loss of open space and development in contrary to the covenants on the land		
Comments related to the justification for fencing on site that will result in loss of access to green space.	The 3G FTP have been designed to FA design guidance. Perimeter fencing is erected around a pitch to contain balls, to protect the playing surface from contamination and to help prevent unauthorised use and vandalism. The FA recommended fence height on all sides of 3G FTP is 4.5m.	The revised proposals includes a reduction in 3G FTP facilities equivalent to 2 x 7aside pitches to reduce the loss of open green space and enable the development of the fields for enhanced community use in the long term.
Comments related to the loss of access to playing fields as a result of proposed development, in particular 3G pitches.	There is a small loss of open space equivalent to 2.27 senior grass pitches, less than 1 hectare as a result of the proposed 3G pitches. Hough End Playing Fields will remain the largest open accessible playing field site in the City following the proposed development. The grass playing fields will remain open and accessible to ensure the community have ample opportunities to use the fields for general exercise, walking, and recreational use.	

Comments related to the site master plans and further development applications being considered.	There are no other developments planned for the site being considered by the Council currently.	
Comments related to the covenants and the development plans being in breach of covenants on site.	The Council is aware of the restrictive nature of the covenant and as with any development at Hough End Playing Fields has engaged with the Tatton Estate. The Council has provided full details of the scheme for consideration and believes the proposals are in keeping with the principles of the covenant. The Council is aware of the steps to be taken to satisfy the need of the covenant. Any objections received as part of the planning process will be considered by the Planning Solicitor as part of the decision to proceed with the proposed plans. The covenant requires the Council to maintain open access to a significant area of land free to use. It should be noted that following development of facilities, Hough End Playing Fields will continue to provide over 22 acres of open land that will be accessible public playing fields and therefore this requirement of the covenant will be maintained.	
Comments related to prevention of Dog walking on site as a result of the proposed development.	The grass playing fields will remain open and accessible to ensure dog owners have ample opportunities to exercise their pets, however, dogs will not be allowed on the 3G pitches.	
Comments related to the impact on the Model aircraft group on site as a result of proposed development.	There is no impact on the Model aircraft group as a result of the proposed development. A dedicated space has been identified on the grass playing fields to	

	support a continued programme of use on site.	
General comments: General support for the scheme and need for new 3G pitches and changing facilities to support training, match play and recreational football programmes on site. Proposals are a considerable improvement to the previous ones.		
Theme – Long term site strategy		
Comments provided by residents for wider improvements to Hough End Playing Fields that include enhanced nature and biodiversity on site.	All comments have been considered as part of the development proposals. Enhancement of playing fields and green spaces will be taken forward and considered as part of Hough End 10-Year Strategic Plan taken forward by the Council and key stakeholders from the community.	
General comments: Pleased to see a 10 Year Strategic Plan for wider improvements of the site. This could be strengthened with further enhancements of highway network and improved connectivity to the site and additional measures for enhanced biodiversity to be considered.		
Note – A 10-Year Strategic Plan has been drafted and out to consultation. The plan includes the Council’s development proposals and wider aspirations for development of the wider site. This is a draft plan to be taken forward with the community and to be considered independently to this project.		