

DIDSBURY HIGH SCHOOL

DESIGN AND ACCESS STATEMENT

In support of new artificial grass pitch (AGP) with Spectator area, perimeter fencing and paths plus storage shed and long jump pit.

Located at: Didsbury High School, 4 The Avenue, Didsbury. Manchester. M20 2ET.



Ref: MCA-MUK2479-DAS

Rev F

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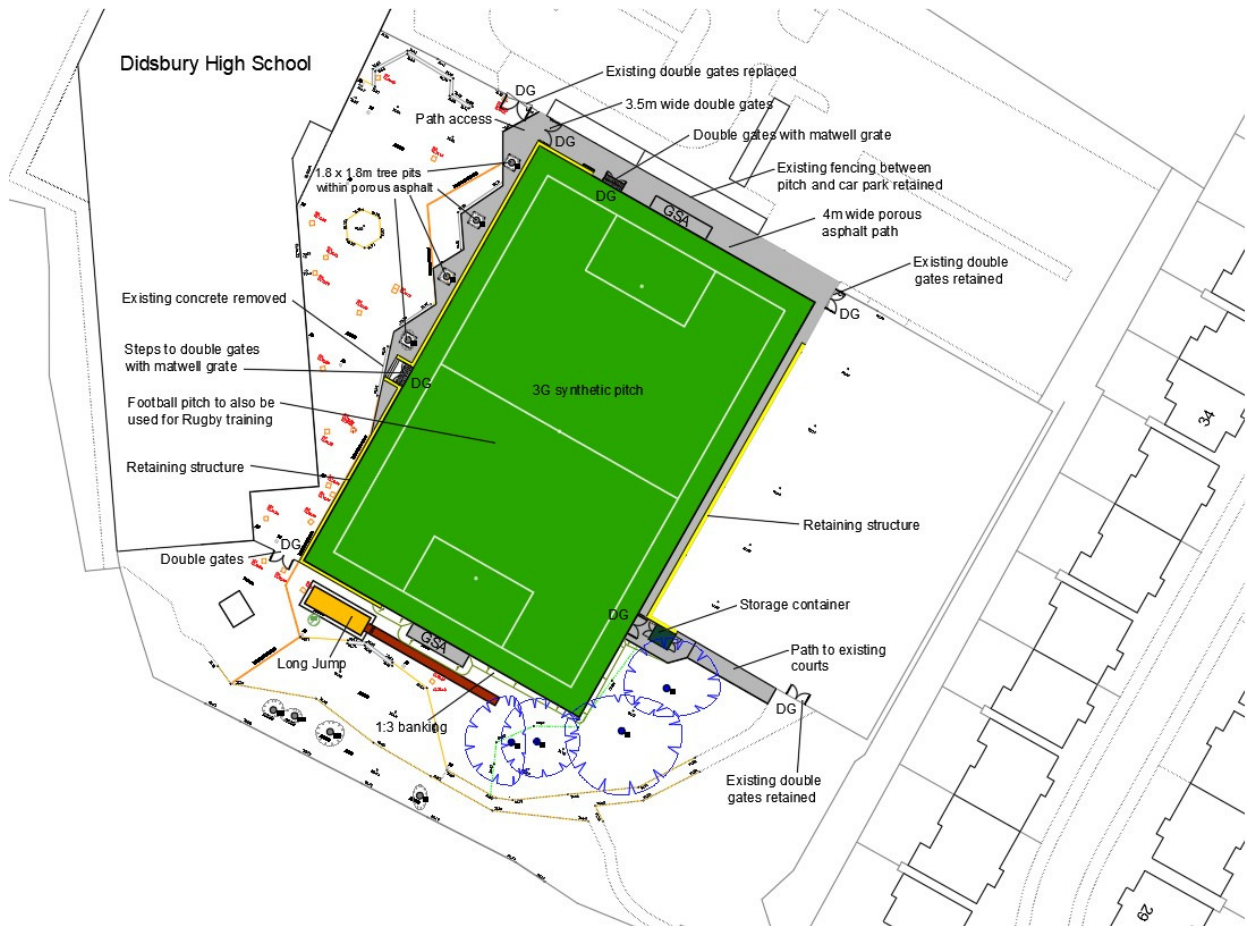
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1. INTRODUCTION

1.1 This document is provided in support of the planning application to introduce a 3G football pitch facility and associated works at Didsbury High School funded through the Laurus Trust.



1.2 This statement explains the aspirations for the project and provides structured justification illustrating the need for the facility.

1.3 The document outlines the design and access implications of the proposal. It also briefly analyses the characteristics of the site and surrounding area and it should be read in conjunction with the associated planning drawings and supporting documents which accompany the application.

1.4 A planning statement is also included to address development policies and any other material considerations associated with this proposal.

2.0 DESIGN AND ACCESS STATEMENT PRINCIPALS

- 2.1 The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.
- 2.2 Guidance on information requirements and validation, recommends that a design and access statement is a short report accompanying and supporting a planning application to illustrate the process that has led to the development proposal, and to explain the proposal in a structured way. The level of detail required in a design and access statement depends on the scale and complexity of the application, and the length of the statement varies accordingly. Statements must be proportionate to the complexity of the application but need not be long. Further published recommendations are:
- Design and access statements help to ensure that development proposals are based on a thoughtful design process and a sustainable approach to access.
 - Statements should improve the quality of proposals: in preparing the design and access statement, developers need to consider and subsequently explain the merit of the design and how it relates to the existing setting.
 - Design and access statements enable local planning authorities to better understand the analysis which has underpinned the design and how it has led to the development of the scheme. This helps negotiations and decision-making and should lead to an improvement in the quality, sustainability and inclusiveness of the development.
 - Design and access statements allow local communities, access groups, amenity groups and other stakeholders to involve themselves more directly in the planning process without needing to interpret plans that can be technical and confusing. This helps to increase certainty for people affected by development and improve trust between communities, developers and planners. It also enables the design rationale for the proposal to be more transparent to stakeholders and the local planning authority.

2.3 What Is Required: The Design Component

The design and access statement should cover both the design principles and concepts that have been applied to the proposed development and how issues relating to access to the development have been dealt with. Statements should evolve throughout the design and development process.

A design and access statement for a planning application should explain the design principles and concepts that have been applied to particular aspects of the proposal. These are:

- Scale: Scale is the height, width and length of a building or buildings in relation to its surroundings.
- Amount: The amount of development is how much development is proposed. For residential development, this means the number of proposed units for residential use and for all other development, this means the proposed floor space for each proposed use.
- Layout: The layout is the way in which buildings, routes and open spaces (both private and public) are provided, placed and orientated in relation to each other and buildings and spaces surrounding the development.
- Landscaping: Landscaping is the treatment of private and public spaces to enhance or protect the amenities of the site and the area in which it is situated through hard and soft landscaping measures. Statements should also explain the function of the landscaping, for instance for sustainable drainage

purposes, providing shading or other climate change adaptation purposes, and explain how it will be maintained.

- Appearance: Appearance is the aspect of a place or building that determines the visual impression it makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.

2.4 What Is Required: The Access Component

It is important to note that the requirement for the access component of the statement relates only to 'access to the development' and therefore does not extend to internal aspects of individual buildings. Statements should explain how access arrangements will ensure that all users will have equal and convenient access to buildings and spaces and the public transport network. The statement should address the need for flexibility of the development and how it may adapt to changing needs.

3.0 BACKGROUND AND LOCATION

Didsbury High School is a new secondary free school in South Manchester run by the Laurus Trust. Cheadle Hulme High School being the Trust's founder school. The school is a non-selective, non-denominational free school which opened in September 2019 initially providing 210 year 7 places in eight forms with a further 210 year 7 students being added each academic year with a sixth form for 300 students. Prior to its current use as a School the site was formerly wasteland that was the old Withington Hospital site. Didsbury was largely rural until the mid 19th century when it was urbanized during the Industrial Revolution and then became part of Manchester in 1904.

The School occupies a site of approximately 2 hectares, with a limited amount of outdoor space.

The School site is located adjacent the A5103 Princess Road in Didsbury, approximately 5.5 km to the south of Manchester centre and 8 km to the north of Manchester airport. Didsbury is a suburb of Manchester within the Metropolitan county of Greater Manchester which has good road links to the M60 via Junction 5 2km to the south west.

The School is in a suburban location surrounded by a mix of commercial, retail, institutional and residential properties with an old burial ground to the south.



The proposal site has good highway network links via the existing road network, cycle ways and local bus routes.

The nearest bus stops are approximately 200m to the north and south of the school on Princess Road.

There is also a metro tram link 0.5km to the north at Withington.

The nearest commuter railway stations are East Didsbury and Burnage on the Styal Line which runs between Manchester Piccadilly and Manchester airport.

4.0 STATEMENT OF NEED

Outdoor space at Didsbury High School is limited and therefore maximizing the use of all outdoor areas is essential.

An artificial grass pitch (AGP) would provide a good quality football facility that removes weather as a factor and ensures sports fixtures, curriculum activities and general training are not cancelled due to adverse weather or ground conditions.

The introduction of this new proposal will expand and improve the facilities available at the School, thus encouraging a wider range of participants.

The synthetic pitch will help to raise the standard of play and training opportunities within the School as well as hopefully enhancing pupil's enjoyment of sport.

This facility is expected to primarily be used for football although the design and inclusion of an insitu rubber shockpad also allows the STP to be used for Rugby training and other appropriate general training/physical education activities.

The new facility would be located on the existing grass playing field. It has however been positioned in such a way that a long jump facility could be introduced alongside the proposed AGP to the south.

Benefits arising from this project

This proposal aims to create a facility which supports the delivery of high quality sport and recreational play by:-

- Providing a facility with a suitable surface that can be used in most weather conditions.
- Providing good quality equipment within an organised and controlled environment.
- Allowing standards in performance to be raised, encourage good social interaction and a general improvement in overall health.
- Providing the opportunity to periodically arrange specialised coaching sessions to further improve skills and performance standards of users.
- Introduce an additional facility into the area for specific benefit to the School.

Proposed Opening Hours

The proposed facility will be for School use only and the proposed facility will therefore have the same hours of use as those currently operated by the school.

The hours of use proposed will therefore be as follows:-

Monday to Friday	9.00am – 17.00pm.
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5.0 DESIGN

Having followed planning policy recommendations and published technical guidance, it is considered the proposal is based upon best design practices for external sports facility provision.

5.1 Site Description

The proposal is situated to the east of the main School building within the grounds of Didsbury High School. The site comprises of open grass playing field with fenced Court area to the east. There are a number of mature trees on the southern boundary between the proposal site and the old burial ground plus another small grouping of mature trees to the south east corner of the proposal.



Topographical levels fall by approximately 840mm diagonally across the proposed pitch area from north east to south west.

5.2 Site History

Prior to its current use as a playing field, the proposal site was wasteland that was the old Withington Hospital site, undeveloped until 2018 when the school building works commenced.

5.3 Searches

The site is not located within a coal mining reporting area.

There does not appear to be any utility services indicated passing over or beneath the proposal site.

There are no public rights of way affected by the development.

For detailed search information refer to the Ground Investigation Report prepared by Soiltechnics.

An Ecological Appraisal and Arboricultural Impact Assessment have also been undertaken by RPS Group which accompany this application.

5.4 Purpose and Use

This application seeks planning permission to introduce a new Artificial Grass Pitch (AGP) and long jump pit onto the existing School playing field.

The provision of a new AGP will provide increased usage in comparison to the existing grass playing field, for benefit of the School and partner organisations for the Elective Programme and Sporting Excellence Programme and thus gain the maximum football developmental outcomes via structured access.

The proposed facility is to be installed and maintained by Didsbury High School in conjunction with Laurus Trust with whom it has a lease agreement. Its priority is to provide sport and play provision for pupils, as outlined in the Statement of Need Summary (Section 4) above.

In accordance with The Football Association's (FA) current technical guidance, the aspiration is to introduce multiple pitch markings to gain the maximum football developmental outcomes and benefit from the site footprint.

The new AGP will offer pitches and training areas within the same enclosed playing space to support development plans into grassroots football. The AGP will be capable of supporting the following formal pitch arrangement:

Age grouping	Type	Pitch size	Quantity
Mini Soccer U9 / U10 (oversized)	7v7	55 x 37m (60.7 x 38.3)m	1
Mini Soccer U7 / U8 (oversized)	5v5	37 x 27m (38.3 x 27m)	2

5.5 Extent of works/Amount

The proposed development has been prepared in accordance with published Design Guidance Notes (The Football Association (FA) / Sport England) pertinent to external artificial sports facility provision. The Artificial Grass Pitch (AGP) design is in accordance with The FA Guide to 3G Football Turf Pitch Design Principles and Layouts and the proposed amount of development is:

Aspect	Quantity	Area
3G artificial grass pitch area	66.7 x 44.3m	2955m ²
Hard standing spectator area, goal recesses and paths	Various	544m ²
Total		3499m²

5.6 Layout

The proposed Artificial Grass Pitch (AGP) will be introduced onto the existing School playing field. The proposed AGP location will therefore result in the loss of the grass playing field. Overall usage however will not decrease as the proposal will result in greater capacity utilisation across the playing season for training sessions and match play, resulting in a greater amount of playing pitches marked onto the artificial grass pitch surface.

This intensification of use is made possible by the introduction of an artificial grass pitch surface which is more durable in comparison to natural turf especially during winter weather conditions.

The location of the proposed AGP has been carefully considered and designed in such a way as to minimise the effect on the existing site whilst maximising the available area. The introduction of a shockpad allows Rugby training to also take place on the STP. It also allows a long jump pit to be introduced adjacent the southern end of the proposed STP.

The proposed AGP will avoid the need for close season maintenance works and thus allow the site to operate all year round.

The proposal site also takes advantage of various complimentary considerations such as:

- Connection to changing rooms and welfare accommodation
- Connection to vehicular parking areas and emergency access
- Avoidance of unacceptable impact to residential neighbours
- Linked access and shared Spectator area with existing Tennis and Netball Court area

It is therefore concluded that the proposed AGP position provides the best solution for the Site.

5.7 Scale

The proposed pitch will be enclosed by 4.5m and 1.2m high perimeter fencing and gates.

The height of the storage container is 2.59m above ground level.

5.8 Proposal Description

Planning permission is sought to introduce an Artificial Grass Pitch (AGP) onto the existing School playing field with access link to the existing infrastructure.

The proposal takes the form of a new 66.7 x 44.3m 3G Artificial Grass Pitch (AGP) with sand and rubber infill which includes 3m run off. The facility is capable of providing the following football pitch sizes, as listed below:-

1 no. oversized 7 v 7 football pitch playing area (60.7 x 38.3m) denoted by 80mm wide white line markings (in laid)

2 no. 5 v 5 football pitch playing areas (38.3 x 27m) denoted by 80mm wide red line markings (in laid)

The area is to be enclosed by 4m high twin bar sports rebound fencing with 0.5m netting over and 1.2m high Spectator fencing with rubber washers to reduce vibration and noise and double gates to afford both general access as well as access for maintenance and emergency purposes.

Spectator area to have 1.2m high twin bar rebound fence.

Infill retention boards to be installed to both perimeter fencing and Spectator fence to prevent the loss of carpet infill. See drawings for details.

Additional 4m high fencing with 0.5m ballstop netting and double gates will replace the existing set of gates and fencing to the north west between the proposal and the existing school building. A further new set of double gates and 4m high fencing with 0.5m ball stop netting over is to be introduced between the south-west corner of the proposal and the corner of the school building.

School access to be via the stepped access double entrance gates to the west and also the double gates off the path to the north that connects to the existing MUGA/Court area. The gates to the north will also provide DDA and emergency and maintenance access. The set of double gates to the south east provide access to the storage container for convenient pitch use.

Existing vehicular entrance and paths are to be retained with additional access points introduced to link the new facility to the existing infrastructure.

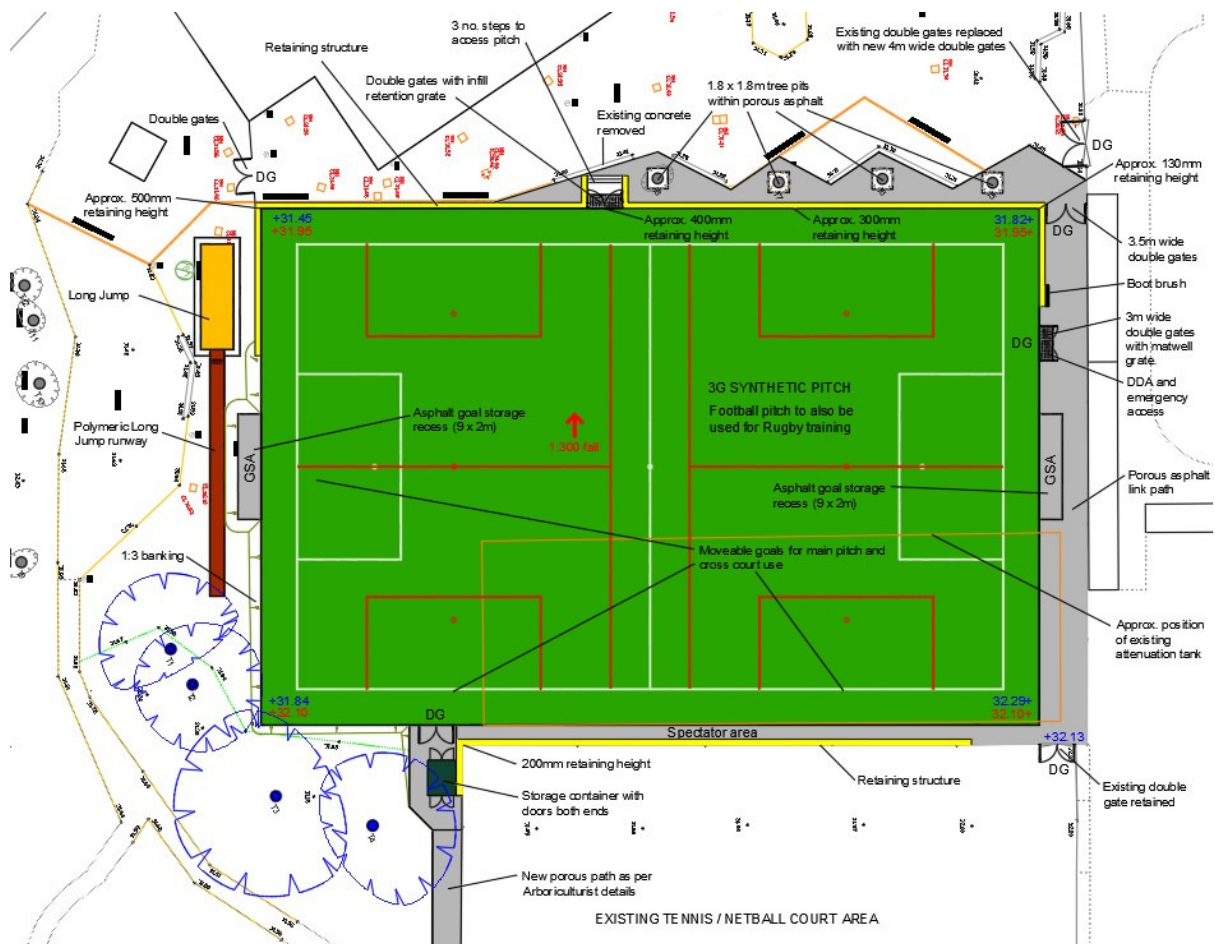
New perimeter path areas to be porous asphalt with 50mm wide concrete edging kerbs.

Retaining structures are to be provided to the perimeter of the proposed pitch and between the existing Tennis/Netball court area to overcome any differences in level that can not be overcome by 1:3 grass banking.

A 1.7m wide porous asphalt spectator area to the east of the pitch with 2 no. 9 x 2m porous asphalt goal storage areas on the ends, are also incorporated into the design.

Long jump runway to be two layer asphalt with terracotta coloured polymeric surface.

Drawing MCA-MUK2479-07 indicates the proposed layout in respect of this application.



A 3.05 x 2.44 x 2.59m high timber clad storage container is to be located to the south east corner of the proposal immediately adjacent the existing Court area perimeter fence, as indicated on the plans.

A proposed Long jump pit and runway is to be located to the south of the proposal for details see drawing MCA-MUK2479-30.

5.9 Floodrisk and drainage

Given the proposal site is within Flood zone 1 and under 1 hectare in size a flood risk assessment has not been included as part of this application.

A Ground Investigation Report prepared by Soiltechnics dated November 2021 accompanies this application.

The surface and sub base for the new pitch, spectator area, paths and hardstanding areas are all porous with surface water from the pitch being stored in the base and collected by the proposed new drains which then discharge into the existing drainage system.

Attenuation is provided via the porous pitch construction with Oriflow chamber and appropriate orifice plate controlling the outflow. The outflow rate will therefore be no greater than existing.

There is an existing attenuation tank with a top depth of approximately 1.1-1.3m below the current grass pitch surface where the proposed STP is to be introduced but this will not be affected by the works.

5.10 Noise

The nearest residential properties are to the east of the proposal but given the intended use of the proposal being the replacement of a grass pitch for a synthetic pitch with no change in the proposed hours of use to what the school currently operates a Noise Impact Assessment has therefore not been undertaken. It can therefore be concluded that there would be 'no observed adverse effect' to neighbours from the introduction of the AGP.

5.11 Landscaping

The proposed development will replace the existing grass playing field and therefore with the exception of hard landscaping, all other soft ground surrounding the area that is affected by the development is to be reinstated to grass.

New hard landscaping treatment around the facility is restricted to porous asphalt surfacing and 50mm wide precast concrete kerbs for goal storage, spectator area, pedestrian access and vehicular access for emergency/maintenance operations.

Excavated material generated during construction work is to be removed from site.

All topsoil areas to be reinstated with grass seed in accordance with BS 4428 Code of Practice for General Landscape Operations.

Given the location of the proposed pitch existing ground levels will require some adjustment to accommodate the required pitch gradient and therefore perimeter banking/regrading and low level retaining structures will be necessary, as indicated on the plans.

The Ecological Appraisal prepared by RPS Group states that 'the existing habitats on site are considered to be of low ecological value'. For full details please refer to the Appraisal document reference ECO02133 dated 22nd November 2021 which accompanies the application.

An Arboricultural Impact Assessment has also been prepared by RPS Group which provides details in respect of the existing trees along with appropriate protection requirements to be undertaken during the Construction process. The report identifies the need for some pruning/crown lifting to two of the existing trees and also a small section of new surface requiring 'no dig' principals. For full details refer Arboricultural Impact Assessment ref JSL4230_770 dated 10th December 2021 and drawing 710.

Retention of the existing trees/hedges will assist in visually screening the new facility.



View of western side of existing proposal site looking south west

5.12 Appearance

The intention is to develop the proposal with minimal visual impact when viewed from any adjacent properties looking into the site and thus satisfy local policies which seek to ensure that proposals are sympathetic to their surroundings and will not impact on the visual amenity of the area and neighbouring residents.

The proposed finished appearance of the proposal features are therefore as follows:

a) 3G Artificial Grass Playing Surface –

The installed appearance of the playing surface will comprise of a green 3G artificial turf with 50mm pile and partially in-filled with silica sand (for stability) and granulate rubber (for performance).

This is consistent with current Football Association (FA) technical requirements to deliver adequate performance characteristics for the intended sporting activities.

This surface type is recognised as the most suitable artificial playing surface for community football/ youth football development and is credited as the 'preferred football surface' and 'surface for high level competition / training' within Sport England's guidance document 'Selecting the Right Artificial Surface for Hockey, Football, Rugby League and Rugby Union' Issue 002 / December 2010.

The main green artificial grass playing surface will be in laid with white 7v7 line markings and red 5v5 cross court line markings for football.

b) Perimeter Fencing

The fencing type will be 4m/1.2m high steel open mesh fencing containing a general 200x50mm aperture and 66x50mm rebound aperture to the lower 1.2m. Panels are fixed onto posts with 8mm galvanised security bolts to (U shape) brackets containing threaded inserts and insulated from the posts using neoprene washers (inserts) fitted to every fence post/mesh fixing point to aid noise reduction/acoustic attenuation by reducing panel rattle and vibration from ball impacts. Panel connectors are applied at horizontal panel joins to increase the overall rigidity of the product.

Both the 4m high perimeter fencing and 1.2m high internal pitch barrier fencing will be polyester powder coated RAL9005 Black and supported with intermediate post system of the same colour and finish, to match existing fence colour on site. Double access gates to also have matching appearance, finish and colour.

The proposed type and quality of fencing is consistent with current Football Association (FA) technical requirements for fencing to enclose artificial grass sports pitches.

50mm thick x 500mm high infill containment barrier to be fitted at low level to the inside of the perimeter fencing/internal pitch barrier fencing to prevent loss of pitch infill.

0.5m ball stop netting to be installed over the 4m high fencing to provide a total fence height of 4.5m.

c) Hard Standing Areas

New vehicular access hard standing areas for maintenance of pitch and emergency access, pedestrian paths, spectator area and goal recesses to be grey / black coloured porous asphalt.

Double access gates, to have galvanised smooth bar industrial grates with collector boxes and filters to prevent the loss of pitch infill (3m x 1.5m).

Long jump runway to have terracotta coloured polymeric surface.

d) Maintenance Equipment Storage Container

New storage container consisting high tensile rust inhibiting corten steel, to be polyester powder coated. Colour dark green RAL 6005.

For information and examples of the material and finishes proposed, please refer to the supporting documents which accompany this application.

6.0 ACCESS STATEMENT

6.1 Pedestrian and vehicular Access

The proposal site is to be accessed via the existing access point on The Avenue. The section of road immediately adjacent the School main entrance has a 20mph speed limit.

View towards School entrance looking south.



View toward The Boulevard from Princess Road looking east

New porous asphalt access is proposed to connect the proposal site with the existing infrastructure, Court area and buildings.

Based on the unchanged hours of use there are not expected to be any additional traffic movements generated by the proposal and therefore the proposal will not result in unacceptable impacts on the highway network.

The expected usage of the facility would primarily be by the School and partner organisations for the Elective Programme and Sporting Excellence Programme, in line with the existing hours of use.

Typically the main period of AGP use will be in accordance with the football season although there will be continued usage during the spring and summer periods catering for football/rugby training and other general sport activities.

The School are committed to encouraging green travel including walking and cycling, the use of public transport and promotion of car sharing/ mini bus use for all pitch users, organisers, spectators and visitors to the site.

6.2 Inclusive Access

The site is compatible currently for disability parking and access with appropriate circulation routes.

Disabled access has been carefully considered throughout the whole design and applied wherever possible. The intention is to provide a smooth transition to and from areas within the sports ground, for use by people of all ages and abilities.

The established vehicular entrance to the School comprises of even textured asphalt and as such is therefore accessible for persons with mobility problems. Similarly, proposed path/hard standing areas around the proposed AGP are all to be compliant with Disability Discrimination Act (DDA) regulations and Sport England's Technical Design Guidance Note 'Accessible Sports Facilities 2010'.

6.3 Parking

Existing School car parking spaces including disabled and drop off parking provision is to be utilised as necessary by the new proposal. The site currently has 95 car parking spaces which includes 6 disabled spaces plus secure cycle provision.

Parking is off The Avenue to the north of the proposal site.

AGP parking provision to be provided via the existing car park to the east of the main School buildings due to its convenient proximity and easy access to the proposal. See drawing MCA-MUK2479-42 for car park locations.

The new pitch will be used solely by the School and partner organisations and it is therefore considered that additional parking provision will not be necessary as the proposed car parking on site will be sufficient to accommodate the maximum number of vehicles assumed to be on site at any one time.



View of existing car park provision

6.3 Temporary Construction Access

Construction traffic associated with the new pitch will use the existing access off The Avenue for both Contractor's access and deliveries. Deliveries to be restricted to outside of peak times and road surface to be kept clean at all times. All disturbed surfaces to be made good on completion of the works.

Heras fencing to be provided to secure the site and segregate pupils, staff and visitors from the construction operations throughout the contract period.

Existing retained trees and fencing to be protected from damage throughout the construction process.

Refer to Construction Management Plan prepared by McArdle Sport-Tec Ltd. for details.

6.4 Conclusion

Onsite parking provision will be able to accommodate all vehicular traffic generated during operational hours of use.

The proposal will result in a negligible impact on the local highway network and due to the amount of existing car parking available on the School site there will be no car parking stress on local roads.

All forms of green travel opportunities will continue to be promoted by the applicant.

7.0 PLANNING STATEMENT

7.1 Planning Considerations

This proposal has been designed in accordance with both the National Planning Policy Framework (NPPF) and Local Council policies.

The Ministry of Housing, Communities and Local Government published the revised National Planning Policy Framework on 24th July 2018. This was the first revision of the National Framework policy since 2012 and has since had some very minor changes to text when it was updated on 19th February 2019.

7.2 Material Planning Considerations

Material planning items relevant to the proposal which have been considered include:

- Compliance with relevant planning policy guidance, local development plans and policies
- Principal of development to enable Sport England's informed assessment of whether the proposed benefits to sport associated with development would be sufficient to outweigh the detriment associated with the impact on the playing field and satisfy exception policy E5 of Sport England's playing fields policy 'A Sporting Future for the Playing Fields of England 1997'
- Design and impact upon the character and appearance of the surrounding area
- Adequate impact mitigation to residential neighbours (protecting visual amenity and residential amenity ie. noise)
- Artificial Grass Pitch (AGP) rationale and sport related benefits
- AGP management and maintenance programme
- Landscape and visual appraisal
- Floodrisk and drainage considerations
- Highway network impact

7.3 Assessment of Planning Issues

Policies considered in respect of this proposal are as follows:-

7.3.1 National Planning Policy Framework (2019) Section 2 - Achieving Sustainable Development

Policy extract:

8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The National Planning Policy Framework introduced a presumption in favour of sustainable development and this proposal contributes to these three areas as follows:-

- Economic role – providing a self-funding facility for School use.
- Social role – providing a modern facility that will encourage maximum developmental outcomes together with the health and wellbeing benefits associated with this.
- Environmental role – ensuring that the existing natural environment is not harmed and that facilities are designed to conserve and reduce energy wastage wherever possible.

In a sporting context, this proposal seeks to:

- Provide opportunities for pupils in the local community to participate in sport and physical activity to both improve health and skill development, particularly amongst lower participant groups;
- Operate in line with the national agenda for sport taking into account nationally adopted strategies;
- Generate positive attitudes in young people towards sport and physical activity and minimise the dropout rate in sports participation with age;
- Increase the number of people of all ages and abilities participating in sport/ physical activity including people with disabilities;
- Utilise the facility to encourage a variety of School sport based links to stimulate healthy competition that is inclusive of young people and adults;
- Contribute to The Football Association's strategic objectives for grassroots football development;
- Satisfy competition play and training needs with a robust sustainable business plan to monitor the delivery process of the development plan on a regular basis. The committee are to review a variety of objectives and controls to correctly manage, adequately operate and maintain the facility;
- Ensure that the AGP (after being subjected to performance testing to validate necessary quality standards) is added to the FA register of approved sites for match play.

a) Maintenance Considerations and Sustainability

Maintenance of the Artificial Grass Pitch (AGP) will be managed by the applicant on a daily and weekly basis with specialist contractors utilised as necessary to perform specialised reports and annual routine maintenance.

A sink fund is to be developed in order to replace the artificial grass surface at the end of its working life, along with other necessary refurbishment works.

b) Energy and Waste Reduction

The proposed development will require the removal and re-development of the existing grassed playing field at Didsbury High School, however a variety of efficiencies will be applied during the construction stage to mitigate environmental impact and benefit the carbon footprint of the development.

Reduction in waste and the use of energy and water during the construction and operation of the facility will be achieved by:

- Excavations limited to the removal of turf and topsoil only wherever possible.
- Imported granular sub-base aggregates for the pitch foundations to be locally sourced from local quarries or suppliers, to reduce transportation
- The implementation of the development does not require a water supply.
- As modern textile manufacturing methods and technology continues to advance it is becoming common place for artificial grass surfaces to be recycled at the end of their life cycle and re-made into similar surfaces or other products. It is therefore expected that artificial surface technologies will continue to enable this environmental sustainability in the future, to the benefit of this proposal when refurbishment is due.

In conclusion the proposed Artificial Grass Pitch (AGP) will replace the existing usable grassed playing field provision with:

- Better quality provision
- Greater and more flexible quantity of provision
- A suitable location
- Effective and appropriate management support
- Best practice construction techniques implemented to minimise waste and pollution

7.3.2 National Planning Policy Framework (2019) Section 8 – Promoting Healthy Communities

Policy extract:

96. Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision.

Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.

97. Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.*

The planning system encourages and promotes the retention of existing and the provision of additional, outdoor sports facilities, both public and private.

This is reaffirmed by the National Planning Policy Framework which states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless it can be demonstrated the building or land is surplus to requirements, the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity or quality in a suitable location or if an alternative development could benefit the community and outweigh the loss of the current or former use. It is felt access to high quality open spaces with opportunities for sport and recreation can make an important contribution to the health and well-being of communities.

Whilst it is acknowledged the proposed development would result in the loss of a grass playing field which currently provides a variety of sporting uses, it must be noted that the proposal would provide a purpose built multi-functional facility that would facilitate a greater level of use all year round.

It should also be noted that the location for the proposal has been carefully considered in order to also allow the introduction of a long jump pit onto the School site.

In addition when assessing the proposal, consideration must be given to the importance of the standard of design and compatibility of a scheme to harmonise with the general character of the area in which they are set, the impact upon the private amenity of the neighbouring occupiers and highway safety, amongst other material considerations.

The proposed development will implement better provision in terms of quality and quantity and in a suitable location to benefit the School community and provide improved access and opportunities for sport and recreation, making an important contribution to the health and well-being.

The proposal will be sited with convenient access to welfare and other onsite facilities.

The location will also afford convenient pedestrian and maintenance access as well as providing suitable management and security supervision by the site's management and administration teams.

The convenient access to existing facilities will help to create a vibrant and successful environment that is both safe and accessible to all. This proposal satisfies the above planning objectives and is beneficial to the advancement of sports activity and development.

It will deliver genuine beneficial outcomes as follows:

- Implement social and recreational facility to enhance the sustainability of the site.
- Provide access to a high quality open space offering sport and recreation opportunities that can make an important contribution to health and wellbeing.
- Compensate the loss of a usable playing field with better provision by the introduction of a more robust and durable Artificial Grass Pitch (AGP).

The proposed development will provide a clean, safe and modern facility to inspire sporting participation and will enhance the existing sport and recreation provision at Didsbury High School.

It will provide a genuine asset for the applicant and local school community.

It will encourage and inspire more people of all ages to participate in sport.

For these reasons, we believe the following objectives have been satisfied:

- Supporting and enhancing the continued regeneration of the area.
- Promotion of social inclusion and community cohesion.
- Health and wellbeing.
- Promoting more sustainable development.

7.3.3 National Planning Policy Framework (2019) Section 14 – Meeting the Challenge of Climate Change, Flooding and Coastal Change

Policy extract:

163. When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment⁵⁰. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;*
- b) the development is appropriately flood resistant and resilient;*
- c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;*
- d) any residual risk can be safely managed; and*
- e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.*

164. Applications for some minor development and changes of use⁵¹ should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments set out in footnote 50.

165. Major developments should incorporate sustainable drainage systems unless there is clear

evidence that this would be inappropriate. The systems used should:

- a) take account of advice from the lead local flood authority;*
- b) have appropriate proposed minimum operational standards;*
- c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and*
- c) where possible, provide multifunctional benefits.*

In order to facilitate the satisfactory implementation and delivery of the project, an assessment of flood risk and a sustainable drainage proposal has been undertaken in accordance with national policies.

a) Flood Risk Assessment

The flood probability report from the Environment Agency website illustrates that the proposed development area is located within Flood Zone 1. A copy of the report is included as supporting documentation with this application.

Given the proposal site is within Flood zone 1 and under 1 hectare in size the likelihood of flooding at the proposed development site is very low and it is therefore considered that no further assessment of flood risk is necessary.

b) Surface Water Disposal Requirements

In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.

The NPPG clearly outlines the hierarchy to be investigated by the developer when considering a surface water drainage strategy in the following order of priority:

- i. Into the ground (infiltration)
- ii. To a surface water body
- iii. To a surface water sewer, highway drain, or another drainage system
- iv. To a combined sewer

It will therefore be necessary to prepare a justification for the proposal, to prove the development and associated surface drainage strategy from this site, post development, is such that the surface water will be managed and disposed of within the site boundary, thus complying with the Technical Guidance to the National Planning Policy Framework.

This evidence should confirm that, providing the above strategies are adopted; the developed site will not contribute further to flood risk thus satisfying the principles of the National Planning Policy Framework.

c) Surface Water Disposal Options

i. Into the ground - infiltration (Soak away)

The desktop study indicates that ground conditions generally comprise of topsoil onto granular made ground. Refer to Soiltechnics Ground Investigation Report ref. STT-5478M-G01 dated November 2021 for details. The report states that the soils typically exhibit good permeability but due to the made-up ground deposits it would strongly be advised not to use a soakaway type system due to the possible lease of leachable contaminants.

ii. Surface Water Body

There are no known ditches, swales or watercourses within close proximity of the site that would be appropriate and could be utilised.

iii. Surface Water Sewer

Surface water drains are evident within the playing field which could provide a suitable outfall. See drainage design for details.

iv. Combined Sewer

We are not aware of any combined sewers (private or public) in close proximity to the site and therefore it is considered that the disposal of surface water via a combined sewer would not be appropriate.

d) Surface Water Drainage Strategy

The proposed artificial grass pitch is permeable and is classified as a 'water compatible' form of development.

The spectator area, goal storage areas, paths and maintenance/emergency access are all also porous with surface water from the pitch and adjacent porous hard standing areas being stored in the base and collected by the proposed new drains comprising perforated carrier and lateral drains, which then discharge into the existing drainage system.

FIFA's Quality Concept for Football Turf (Handbook of Requirements October 2015 Edition) requires artificial football turf to provide water permeability (for outdoor uses) >180mm/hr and advises that to ensure adequate drainage of a field, all individual elements of the football turf should satisfy this requirement.

The designed surface water drainage solution should also be based upon the following criteria, to maintain satisfactory system performance:

- Provide adequate functionality over a period of twenty years.
- Ensure that surface water is removed from the surface area at a rate necessary to prevent surface flooding experienced during acute rain storms and to ensure the facility will not be lost through rain at the highest intensity which may be expected to occur either once every five years or through continuous rainfall of 50mm over a 24 hour period.
- Ensure that surface water is effectively removed from the facility construction to ensure that load bearing capacity of the substrate is not weakened by an increase in moisture content or becomes more susceptible to frost damage.

- Protect the installation from influences of groundwater or surface water from surrounding areas.
- Prevent the risk of uncontrolled flooding elsewhere (to land adjacent to the development).
- Comply with all applicable Sustainable Urban Drainage System (SUDS) requirements with attenuated flows (containment within the granular pitch sub- base) incorporated wherever necessary, without affecting the performance of the pitch.

Practical implications to the development may include:

- Adequate attenuation (water storage) within pitch substrate (commonly consisting of Type 3 unbound (SHW 800 Series) to comply with BSEN 13285) to ensure that excess volumes (which would be experienced during a critical storm event, or alternative storm event) do not bypass the control system.
- Impermeable drainage blankets and systems to protect the sub strata to locations that are proposed to hold and store water prior to out falling elsewhere.
- Restricted flow rate equivalent to a Greenfield runoff rate for any agreed connection to a local surface water body or sewer.

e) Site Drainage Proposal Conclusion

The disposal of pitch surface water via the existing surface water drain would be an appropriate drainage strategy.

Attenuation is provided via the porous pitch construction with Oriflow chamber and appropriate orifice plate to control the outflow. The outflow rate will therefore be no greater than existing.

There will be no foul water discharge associated with the proposed development.

The surface water drainage from this site, post development, is such that the surface water will be managed and disposed of within the site boundary, thus complying with the Planning Practice Guidance for 'Flood Risk and Climate Change' to the National Planning Policy Framework.

Based on the above and providing the above strategies are adopted, the developed site will not contribute further to flood risk thus satisfying the principles of the National Planning Policy Framework.

7.3.4 National Planning Policy Framework (2019) Section 15 – Conserving and Enhancing the Natural Environment

Policy extract:

180. Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

- mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life⁶⁰;*

- b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and*
- c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.*

a) Noise Impact

The application proposal does not result in extended times of use for external sports activities, except for the fact that there may be an intensification of use particularly during winter months, made possible by the enhanced durability of a 3G artificial grass playing surface in comparison to natural turf.

As previously mentioned the proposed hours of operation for the new Artificial Grass Pitch (AGP) are the same as those currently employed by the school site, namely:-

Monday to Fri 9.00am – 17.00pm.

It should be noted that there is no specific noise criteria for an AGP. The most commonly applied assessment of AGP noise is the World Health Organisation (WHO) guidelines for community noise published in 1999. The WHO document provides guidance for outdoor living areas which states that to avoid moderate annoyance' during the daytime and evening the noise level should not exceed 50dB. This is outlined within the Sport England Design Note Guidance 2015 for AGP Acoustics.

The proposed AGP replaces the existing grass pitch which is located approximately 50m away from the nearest residential dwellings on the opposite side of the existing Netball and Tennis Courts. Based on its location and the above guidelines noise will therefore not be a concern or consideration for this development, especially bearing in mind the other mitigating measures undertaken, as identified below:-

The inclusion of neoprene washers (inserts) fitted to ball stop fence post / panel fixings to reduce panel rattle and vibration from ball impacting on perimeter ball stop fencing, will reduce noise emission created from use of the AGP.

Unlike a small ball-court, playing lines will be permanently marked a minimum of 3m away from the pitch perimeter to mitigate balls impacting onto the fenced enclosure.

Introduction of a noise management plan, as referred to below.

b) AGP Management

The Applicant will implement a management plan to ensure the facility is correctly operated. This plan will provide a management structure for the facility as outlined below:

- Overall responsibilities
- Direct reporting systems
- Day to day management
- Training, staffing and staff development
- Maintenance and security

To manage noise generated by use of the facility, the site will introduce a noise management plan with procedures to minimise the potential noise impact on any local neighbours.

The plan is considered to be a live document which may be revised during the operational stages in order

to create an acceptable balance between the requirements for a successful sports facility and the protection of local residents' amenity.

The plan will ensure that:

- The nominated noise monitoring supervisor regularly monitors activity on the facility.
- The maximum user capacity of the facility is not exceeded.
- The supervisor ensures noise management policies and the Code of Conduct are adhered to.
- A clear and reliable mechanism is provided whereby noise complaints can be made and logged and acted upon by way of a formal complaint's procedure.
- Ensure the noise management plan remains effective and revisions are applied accordingly.

c) Design and Impact upon the Character and Appearance of the Surrounding Area

The proposed AGP comprises of an artificial grass carpet system containing 50mm pile and partially in-filled with silica sand and black rubber granulate.

The AGP will replace the existing grass pitch.

Surrounding the AGP there would be ball stop perimeter fencing with polyester powder coated open steel mesh to match the existing fencing and a timber clad storage container.

Perimeter fencing to be a total of 4m/1.2m high and black (RAL9005) in colour with ballstop netting over which would match the existing school fencing and therefore assimilate into the character of the area.

The Artificial Grass Pitch (AGP) design is in accordance with appropriate technical recommendations published in The FA Guide to 3G Football Turf Pitch Design Principles and Layouts.

It is not considered that the AGP would be detrimental to, or out of keeping with, the character of the area.

d) Impact Mitigation

The design process for the proposed Artificial Grass Pitch (AGP) has considered and incorporated a variety of features to assist in reducing the impact of the development to immediate neighbours and the local environment including:

Controlled hours of use	Hours of use for the STP will be in line with the existing operational school hours and therefore not adversely impact neighbouring residential amenity.
Sympathetic appearance	The finish of proposed artificial grass playing surfaces will offer a similar appearance to amenity grass / sports turf. The open steel mesh perimeter fencing will match the existing school fencing.

Acoustic attenuation	Fence panels will be insulated from the posts using neoprene rubber washers to be fitted to every fence post / mesh fixing to aid noise reduction by reducing rattle and vibration from ball impacts. Also unlike a small ball-court, playing lines shall be permanently marked at a distance of 3m away from the pitch perimeter to mitigate balls impacting onto the fence.
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e) Adequate Impact Mitigation to Residential Neighbours

Residential Amenity

The proposal requests use of the Artificial Grass Pitch (AGP) in line with School operation hours of use which is necessary to accommodate the expected demand for the new facility.

Currently sport is played on the proposed site throughout the year and therefore it should be noted that there is already noise and disturbance within this area during the day.

However, particularly during the winter months this proposal would represent an intensification in the usage of the site, by way of the artificial turf allowing more regular use. Noise levels would however be within the same limits and therefore residential properties would not be unduly impacted.

Visual Amenity – 3G Artificial Grass Playing Surface

The new Artificial Grass Pitch (AGP) will be surfaced with 3G artificial grass coloured green. The visual appearance will be similar to existing natural turf and therefore in keeping with a playing field environment.

Visual Amenity – Building level

The playing field and surrounding land topography are relatively flat and finished levels to the Artificial Grass Pitch (AGP) will reflect existing ground levels, with proposed profiles adjusted to accord with technical pitch gradient recommendations, resulting in a 1:100 (1%) maximum slope which is necessary to preserve unbiased ball roll characteristics.

Once groundwork is complete, it will be necessary to tie the AGP into the surrounding land via minor regrading work as appropriate.

Excavated material to be removed from site.

Visual Amenity – Perimeter Fencing

The proposal incorporates perimeter fencing, which is necessary around the Artificial Grass Pitch (AGP) to ensure adequate long term protection for the following reasons:

- To contain balls within the pitch during training, competition and recreational activities which minimises the risk of damage to individuals and cars adjacent the facility.
- To protect the playing surface from contamination that will severely compromise the longevity of the artificial grass playing surfaces.

- To help prevent unauthorised use and vandalism.
- To retain carpet infill

In terms of the visual impact of high level fencing, the elevation will consist of a weld mesh design comprising see-through mesh, coloured RAL9005 (black). This type is commonly installed around artificial sports pitches and permits light and views through it thus reducing the visual impact of the fencing.

Visual Amenity – Size and Scale

The proposed Artificial Grass Pitch (AGP) accords with The Football Association's technical guidelines and allows one multi-functional artificial grass football pitch with additional pitch markings all within the same enclosed playing space.

f) Strategic Context – The Football Association National Game Strategy 2015 / 2019

The project will contribute to the FA National Game Strategy by:

- Increasing participation (especially for girls)
- Developing the football workforce
- Making high quality football facilities accessible to grass roots clubs

This project is an excellent example of where a new Artificial Grass Pitch (AGP) can deliver facilities in an area of strong local need, directly in line with the strategy.

This project is supported by a well thought out and strategic football development plan that will provide a wide range of coaching and participation opportunities for students of all abilities.

This project will enable the applicant to deliver a development plan which is focused on all four of the key areas identified by the national game strategy.

g) Sport England

Sport England will be a statutory consultee on this planning application as the proposal affects a playing field.

The following details are provided to enable Sport England's informed assessment of whether the proposed benefits to sport associated with development would be sufficient to outweigh the detriment associated with the impact on the playing field and satisfy exception policy E5 of Sport England's playing fields policy and guidance March 2018.

The location available for the 3G pitch is limited and the position chosen for this application is considered to make the best use of the area available.

This policy statement defines in planning terms what is considered a 'playing field', which is, the whole of a site that encompasses at least one playing pitch. A playing pitch is a delineated area, which together with any run off is of 0.2 hectares or more. Playing pitches may have a grass surface or an artificial one.

The aim of the policy is to ensure that there is an adequate supply of quality pitches to satisfy the current and estimated future demands of pitch based sports.

The following details are provided to enable an assessment:

Requirement	Detail provided
Impact the proposed development would have on playing pitch provision including proposed summer / winter playing pitches	This proposal seeks to introduce an Artificial Grass Pitch (AGP) and associated perimeter fencing, hard standing areas, pedestrian and maintenance / emergency access. It is acknowledged that the removal of a usable playing field to enable the development of the proposed Artificial Grass Pitch (AGP) is unavoidable. This pitch is of particular importance to the development of sport for the School and this is the preferred site, under the ownership of the applicant, available to implement this proposal. The preferred location will result in convenient player and pedestrian access as well as effective management of the proposed Artificial Grass Pitch (AGP). The proposed AGP will be conveniently sited to existing onsite facilities; providing easy access to and from changing accommodation and administration facilities.
Existing community use of the playing field	The site arranges all existing access to partner organisations.
Community use of the proposed sports facilities	It is intended that the resultant facilities would be used solely by the School and partner organisations to gain the maximum football developmental outcomes via pre-arranged structured access. The development of an AGP following will enable students to play on appropriate pitches with appropriately sized goals, encouraging greater touch of the ball and an increased involvement in the game to enable skill development. The intention is that young players will develop better technical and decision-making skills from a younger age. The nature and layout of the facility will accommodate under 9/10's (based on a 7v7 format) and under 7/8's (based on a 5v5 format) as well as Rugby training within the pitch footprint. This proposal would meet with the aims of national and local policies and would provide much needed improved sports facility at Didsbury High School. The AGP will support FA affiliated schools junior/youth football along with mid-week training and coaching activities. All existing users of the playing field will be adequately accommodated within the site and the proposed facility is supported by future users. The impact on the existing playing field land will actually be to increase the quantity of playing pitches on site, as the AGP will be able to accommodate various pitches within the same enclosed playing space.

Sport related benefits of the proposed artificial grass pitch for the applicant and the community This explanation should provide detail on the deficiencies of the existing facilities and set out how the new facilities will address such deficiencies and help with the delivery of sport and meet community facility needs Furthermore, the explanation should provide details regarding which sports the new artificial grass pitch will accommodate	The School has limited access to Artificial Grass Pitches (AGPs) and this proposal will contribute to satisfying the high demand for training and competition football. The proposed AGP will accord with Sport England's and The Football Association's technical design guidance for Artificial Grass Pitches (AGPs). The proposed facility allows for adequate storage of goals and maintenance equipment. The provision of the Artificial Grass Pitch (AGP) could be used intensively and continuously throughout the year due to its surface. The design of the facility would allow affiliated competitive football matches to be played on the surface which would help reduce the pressure when grass pitches in the area are unavailable. The proposed AGP would potentially help address a local sports facility need and would reduce the need for players to travel to facilities outside of the area. In addition, a football development programme will be implemented by the site which would enable FA programmes to be delivered on the proposed AGP including:- Coaching, Referee training, Volunteering, Women/girls football Disability football The proposed AGP would make a significant contribution towards addressing the unmet demand for modern football facilities. It will allow the School and partner organisations to focus their training in one venue. The project will support Sport England's key goals in the following ways: ▪ Increasing participation numbers for playing sport (at least 30 minutes once a week) ▪ Developing new teams and participation opportunities ▪ Recruiting new players to all football formats ▪ Providing quality training and match play facilities ▪ Raising the percentage of young people who play sport once a week ▪ Supporting School and club teams ▪ Developing secure pathways into adult football ▪ Creating pathways from recreational football into clubs
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Explanation of which sports the new artificial turf pitch will accommodate	With football being the targeted sport, the appropriate surface choice is 3G artificial grass containing a 60mm pile (this being regarded by The Football Association as the most suitable artificial playing surface for football and youth development). Sport England guidance** describes this as a 'preferred football surface' and capable of high level competition / training (national/international). <i>**Sport England's guidance document 'Selecting the Right Artificial Surface for Hockey, Football, Rugby League and Rugby Union' Issue 002 / December 2010.</i> A 20mm insitu rubber shockpad has been included in the design to allow the proposed pitch to be used for Rugby Training and other appropriate general training/physical education activities.
Proposed surface type	AGP - 3G artificial turf containing a 60mm pile with sand and rubber infill.
Sustainability	Arrangements to ensure the long-term maintenance of the facility to be established, along with a sinking fund to ensure the long term benefit of the facility and the appropriate replacement of the artificial surface and pitch furniture at the end of its life cycle.
Accurate site plans	The application site is located over the existing grass pitch. The new proposal also includes the introduction of a long jump pit and runway. See drawing MCA-MUK2479-02 for proposed site layout.

The design meets the relevant design guidance and would therefore be fit for purpose.

Based on the above justification, it is considered the proposal would provide considerable benefit to the School by the introduction of a modern playing facility.

It is considered that the proposed development would be acceptable to Sport England under the following exception policy:

E5 – The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.

We therefore request that the proposal be accepted subject to an agreement that adequate playing pitches may be retained post development and that the proposal provides satisfactory benefit to the loss of an existing playing pitch.

h) Design Standards

In terms of design standards, the schedule of works necessary to implement the proposal are designed in accordance with, and must be constructed in full compliance with; the following sources of technical guidance and performance quality standards which are appropriate to external artificial sports facilities:

Artificial Grass Pitch (AGP)

- The Football Association (FA) Guide to 3G Football Turf Pitch Design Principles and Layouts.
- Federation Internationale de Football Association (FIFA) Quality Concept for Football Turf – Handbook of Requirements (October 2015).
- Sport England Design Guidance Note 'Artificial Surfaces for Outdoor Sport – updated guidance for 2012.
- Sport England's guidance document 'Selecting the Right Artificial Surface for Hockey, Football, Rugby League and Rugby Union' Issue 002 / December 2010.

Perimeter Fencing

- BS EN 15312:2007 A1:2 Free access multi-sports equipment – requirements, including:
- Clause 5.5.1.2.1 Resistance to repeated impact of footballs
- Clause 5.5.1.2.2 Very intense forceful impact resistance to player's kicks

Goals

- BS EN 16579 Goals for youth football, futsal, mini-soccer and small-sided football.
- BS EN 748 Football goals. Code of practice for procurement, installation, maintenance, storage and inspection.
- BS EN 748 Playing field equipment. Football goals. Functional and safety requirements, test methods.

Generally

- Works must comply with current Building Regulations and British / European Standards applicable to the proposal

8.0 SUMMARY

The proposal would provide the School with an all-weather facility in line with the existing use of the land that will be available five days a week throughout the entire year (irrespective of weather conditions), enabling an intensification of sporting uses and increased access to a wider range of participants.

The proposed AGP would be available for use by partner organisations organised by the applicant.

The proposed AGP would make a significant contribution towards addressing the unmet demand for modern football facilities and would allow users of the site to focus on training in one venue.

The proposed AGP would contribute to the achieving The Football Association's National Game Strategy and be supported by a robust sustainable business plan, satisfying training needs and competitive matches.

The proposed development would not result in an unacceptable impact upon the character, appearance or visual amenity of the surrounding area or have a detrimental effect on the private amenity of the adjoining residents due to an increase in noise pollution.

The hours of use proposed for this facility are in line with the Schools existing operational hours. Therefore, given the sites current use and the proposed mitigation measures introduced it is not envisaged that the proposal will impact on existing properties.

The proposed site will be partially screened by the existing tree/hedge screening and the existing access to/from the site will not be affected by the proposal.

The proposal provides adequate on-site parking and necessary traffic management to meet the needs of the development. Traffic movement to and from the proposed Artificial Grass Pitch (AGP) would not be affected so would not have a detrimental impact on the surrounding public highway network.

The proposed Artificial Grass Pitch (AGP) will replace existing grass pitch provision with better quality provision, thereby providing access to greater quantity of provision in a suitable location; whilst implementing best practice construction techniques to minimise waste and pollution; in accordance with Achieving Sustainable Development of the National Planning Policy Framework (2019).

In accordance with Section 8 of the National Planning Policy Framework (2019) – Promoting Healthy Communities. The proposal would provide an enhanced playing facility available throughout the whole year.

In accordance with Section 14 of the National Planning Policy Framework (2019) – Meeting the Challenge of Climate Change, Flooding and Coastal Change. The proposal would ensure that surface water run-off is effectively managed and does not increase flood risk elsewhere.

In accordance with Section 15 of the National Planning Policy Framework (2019) – Conserving and enhancing the natural environment. Noise emission created by use of the development would not be affected. Neighbouring residents would therefore not be adversely affected by this proposal and as such it would not result in an unacceptable impact to any residential amenity.

The proposal is also not considered to be detrimental to the biodiversity of the site.

The proposal satisfies Sport England's Exception policy E5 – The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the natural turf pitch.

In view of the above justification, relevant planning policies and material considerations, we respectfully request that planning permission be granted for this proposal.