

Planning Application Submission – Transport Statement

Venue: Rushford Park, Slade Lane, Longsight, Manchester, M19 2AH

Applicant: Manchester Youth Academy Ltd

Date: 10/07/2020

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1. Introduction

Manchester Youth Academy have secured funding to develop two new small sided 3G Football Facilities at Rushford Park site to address local demand for recreational football and multi-sport activity in Longsight and surrounding areas.

Manchester Youth Academy currently manage two small sided 3G Football Facilities, One Senior Football Pitch, and a Community Club House from Rushford Park site under a full repair and insure lease. The new 3G football facilities will complement the existing offer and support to growth sport participation across under-represented groups, in particular amongst BAME groups and people from lower socio-economic backgrounds. The new facilities will widen access to high quality sport facilities and support to address health inequalities in the area creating new opportunities for local people to get active and stay active.

2. Background

Manchester Youth Academy (MYA) is a registered charity and holds a 25-year lease for the site, having been awarded from Manchester City Council (MCC) in 2014. Manchester Youth Academy have taken on all management and maintenance for the site for the benefit of the local community.

Rushford Park is in a highly built up area (more than double the population density of MCC average), with limited other sporting or active green spaces within a 1km radius of the site. The existing facilities at Rushford Park Sports Complex prevents MYA from achieving our vision, objectives, and programme of activities.

MYA has therefore developed a long-term masterplan and vision for Rushford Park site to address the sporting deficiencies identified in Manchester's Playing Pitch Strategy, Indoor Leisure Strategy and through consultation with local residents and community groups. The vision is to become a vibrant 7 day a week sport and leisure destination that can grow and sustain sport and physical activity participation in Longsight and surrounding areas. Over the last 18 months, MYA has undertaken detailed demand analysis to inform the site master planning and associated facility and

programme opportunity. Consultation to date has included engagement with existing users, local members, MCR Active, sport clubs and community groups. This work has identified a wider aspirational outdoor sports offer on-site which has translated into the following facility need.

- 2 x new small sided 3G Floodlit Football Facilities
- Cafe and kitchen Facilities
- Cricket Nets
- Community Sports Hall
- Car Park Extension and Drainage

Manchester City Council, Neighbourhood team has since identified the draining issue and appointed a contractor to remove the tree roots adjacent to the site and unblock the culvert under Park Grove. To date no further flooding has been reported and the car-park is now back to full capacity (70 spaces). In addition, MYA have commissioned a contractor to undertake releveling of embankment, fill in potholes and provide line markings. This work will be completed at the end of July 2020.

3. Programme of works

Due to budget constraints and lack of external funding opportunities, MYA propose to deliver the master plan proposals through a phased programme of works. Funding has been secured for phase 1 only at this stage. Once the new facilities are operational, MYA will ring-fence new income and re-invest into the site to deliver phase 2 – car park works. MYA will come back to the Council for further approvals once the funding plan is in place to progress phase 2. Phase 3 – 4 will only be delivered if external investment can be secured.

Phase 1

- Provide 2 x new small sided 3G floodlit football pitches on site to meet local demand
- Improvement to all surrounding paths – access to the pitches

Phase 2

- Car Park works – To tarmac the existing car park and provide overflow car parking to provide approximately 90-100 spaces.

Phase 3

- Provide new Cafe and kitchen facilities.

Phase 4

- Provide new Indoor Sports Hall Facilities to meet demand for indoor sports and physical activity in the area.
- Provide new Cricket Facilities on site to meet demand for recreational cricket in the area.

4. Funding Strategy

Mellands S106 Funding was identified and approved in March 2020 via the Council's Capital Check Point Process. The funding will deliver two new 7-side 3G facilities and external works to footpath and lighting at Rushford Park site.

Mellands Playing Fields S106 arrangement was agreed between Manchester City Council and Great Places Housing Association on 1st July 2017. The planning purpose of the agreement is to 'provide replacement or enhanced sporting facilities in the locality of the land' with benefit for occupiers of

the development and surrounding area to mitigate the adverse impacts on the wider community. Local area is defined as distance within 20-minute public transport route from the development site, which using transport routes guidance averages distance of 1.5 miles. The following wards fall into this locality area: Gorton & Abbey Hey, Levenshulme and Longsight.

Ward Sport and Leisure Priority plans were developed to inform the mitigation plan for loss of sporting facilities. Ward capital priorities have been informed by key Council Facility Strategies including Manchester Playing Pitch Strategy and Indoor Leisure Strategy to provide the evidence base for facility need and to inform planning decisions on playing field land and leisure sites. Facility strategies have been signed off by Sport England, National Governing Bodies of Sport, and the Council to inform capital investment priorities by sport and analysis area (South, Central and North).

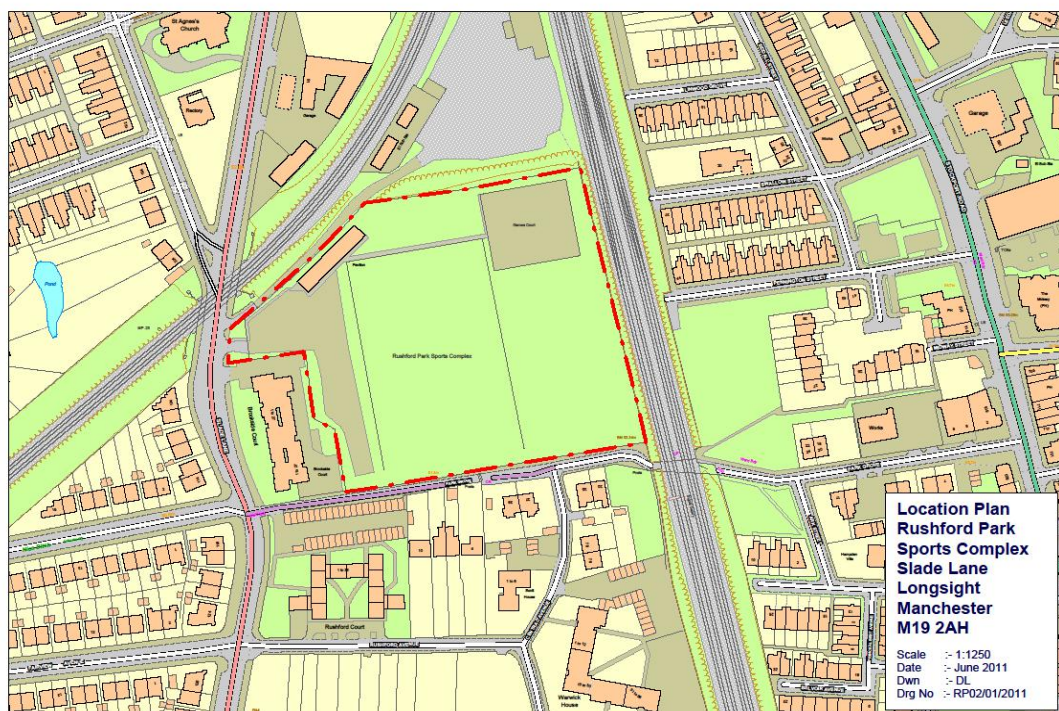
Individual Ward Plans have now been developed to inform sport and site by site investment priorities at a local level. The site by site priorities have been consulted with local members, neighbourhood offers, clubs, community groups and site users to ensure strategic priorities can address local demand.

Rushford Park was identified as the number one priority for investment in the area and a business case was subsequently developed for capital spend approval. In March 2020, the Council approved £330,200.00 for MYA to complete phase 1 works.

Following a full procurement process, BPG Contractors have been appointed to oversee construction works. BPG have since submitted the planning application for proposed construction of the 2 new small sided 3G pitches.

5. Site Location

Location – Slade Lane, Longsight, M13 0QJ. Figure 1: Site Location Plan



6. Existing and Future Site Use

Existing Usage

MYA deliver community sport and youth activities from the site. The site is designated as a Community Sport Facility owned by Manchester City Council. MYA operate and maintain the facilities which are predominantly for football usage.

The existing facilities at Rushford Park, include a pavilion building consisting of a small kitchen, multi use space, toilet and changing rooms; two secure container units for storage; one senior grass football pitch; two small sided 3G artificial grass pitches, and a grass training area. There is also a car park servicing c70 spaces which is accessed from Slade Lane.

The pavilion building is home to Manchester Athletic FC, Northend FC, Manchester Rovers FC and Parkway Villa FC. These clubs operate adult and junior football from existing football pitches. In addition, a partnership has been developed with Manchester Vocational and Learning Academy (MVLA) Secondary PRU School.

The facility operating hours are 8:00am – 11:00pm 7 days a week. MYA, however, open on a bookings arrangement and are therefore currently operating on a reduced model.

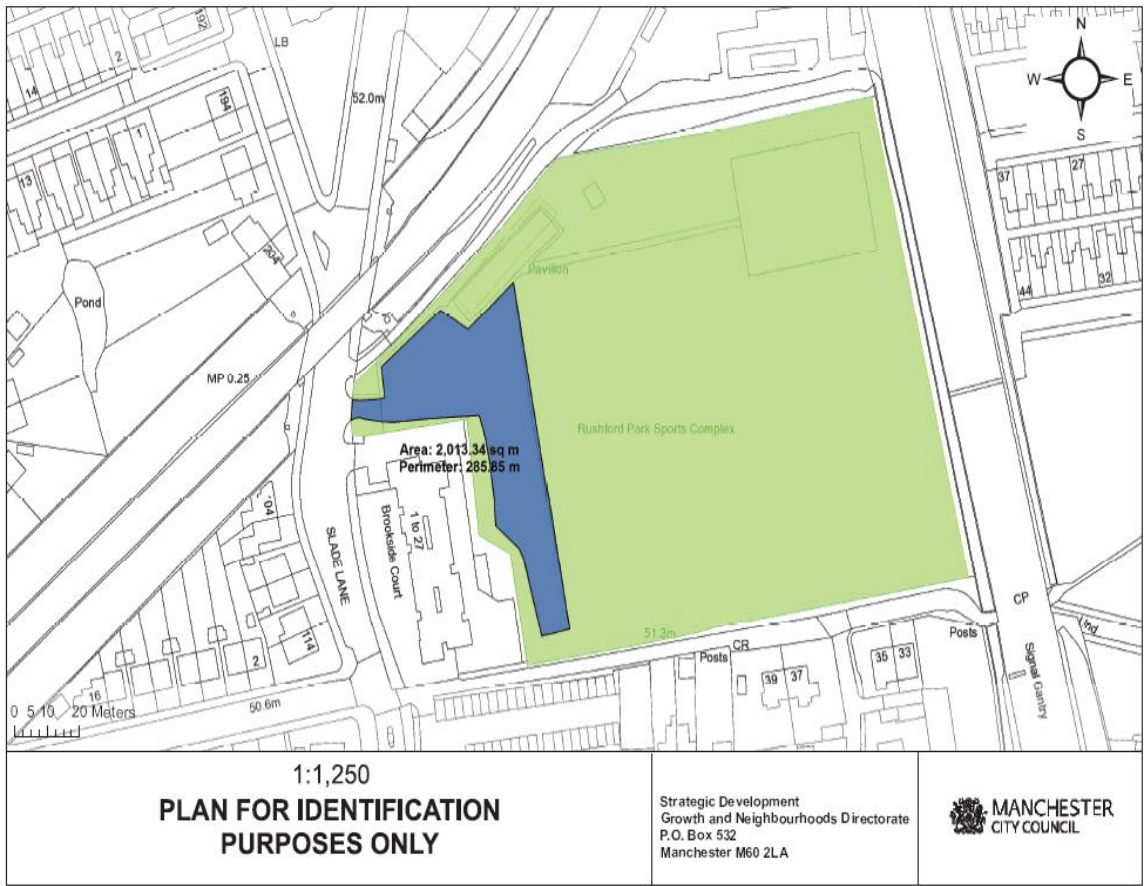
Manchester Vocational and Learning Academy (MVLA) have exclusive use of facilities 8:00am - 3:00pm Monday - Friday during school term time. MVLA have their own portacabin's on-site for classroom delivery. All students are from the local catchment area and walk to site to access facilities. MVLA also use an additional site just over the railway line. Staff walk students between sites for PE and daily outdoor exercise.

Community bookings are available from 6pm to 11pm Monday – Friday and bookings generally start at 7pm onwards and managed in one-hour time slots on the hour. On weekends the site opens from 10:00am – 5:00pm during the football season (mid-August – May) to service club matches on the senior grass football pitch. There are adhoc community bookings at the weekend on the 3G pitches with the majority of demand Monday – Thursday 7:00pm – 11:00pm.

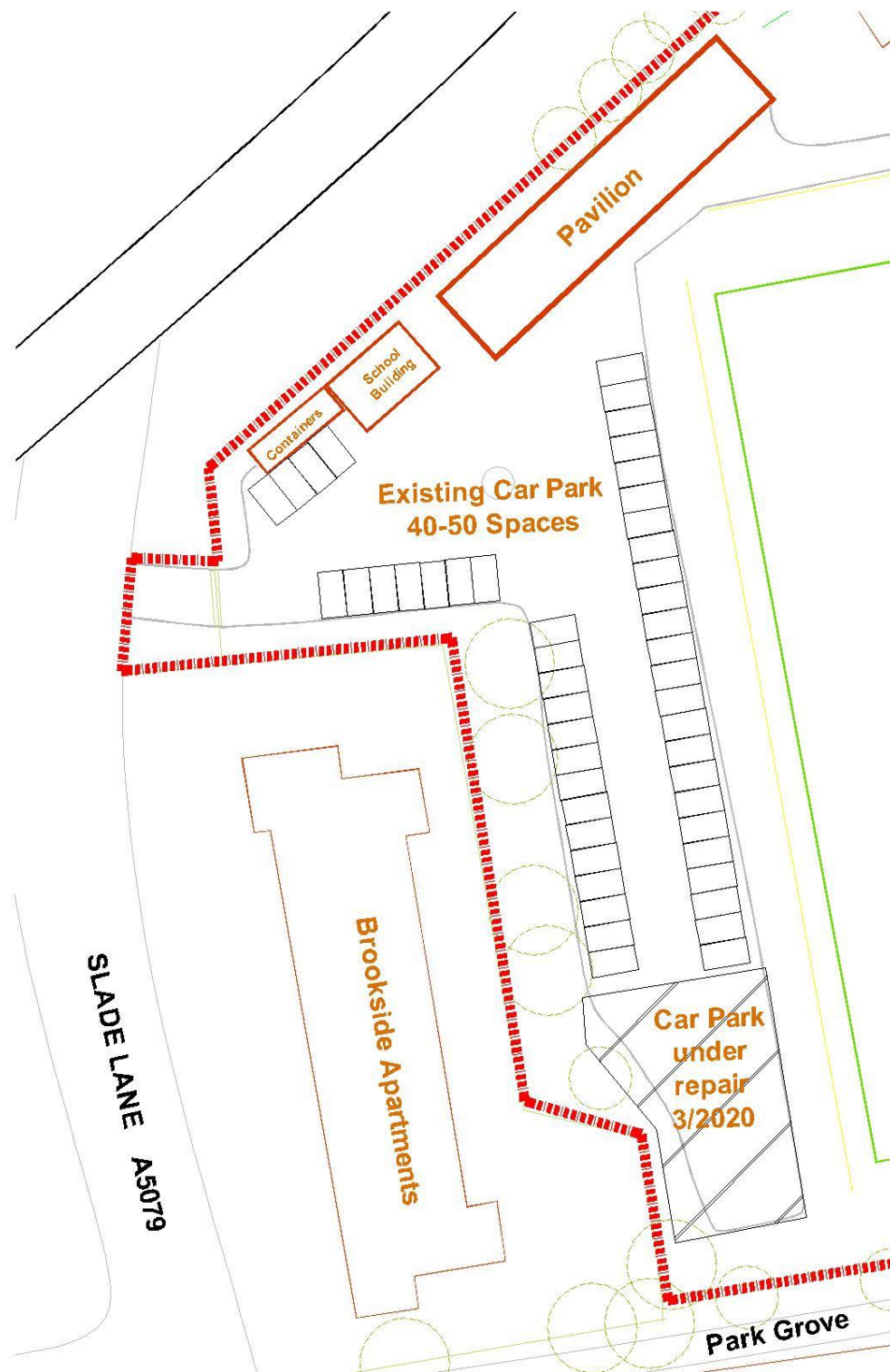
The facility currently operates at a maximum of 60 people on site. This includes a single 11aside match and 2x3G Football Facilities operating at the same time. When at full capacity the car park currently has a maximum of 35-40 cars.

Car park works are identified in the master plan under phase 2. MYA have commissioned some immediate works to include revelling to the embankment to provide additional capacity for parking on site. This work will provide an additional 20 spaces to provide a maximum of 90 spaces on site. MYA master plan proposals are to complete further car park works to provide an overflow car park and to improve the user experience and access to the site.

Figure 2: Rushford Park, Existing Car Park Area



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The existing parking arrangement up to April 2020

Future Usage

The small sided pitches will increase the current occupancy to a maximum of 80 people. The site usage profile currently demonstrates the facilities are used by local people with the majority of cars from club activity on weekends from away teams. Based on local consultation and future demand modelling it is anticipated that the new 3G facilities will be used by local residents from the immediate and surrounding catchment area.

However, to ensure the facilities can cater for new usage and support additional traffic in and out of the site, MYA propose to programme the new 3G football facilities at staggered KO times to the current 5aside pitches. The 7aside football pitch start times will operate on the half hour to ensure that all vehicles entering and leaving the site are at varying times. MYA will also introduce a one-way system in the car park to ensure no congestion build up occurs. Volunteers will be in place to marshal traffic at peak times.

On the rare occasion that coaches and minibuses use the site these would need to be booked in advance.

MYA will be promoting Active Travel by providing safe / lockable storage for bicycles. A grant funding application to provide new cycle racks has been submitted to British Cycling and cabins will be made available and managed by facility staff to enable safe storage of bicycles.

7. Site Transport accessibility

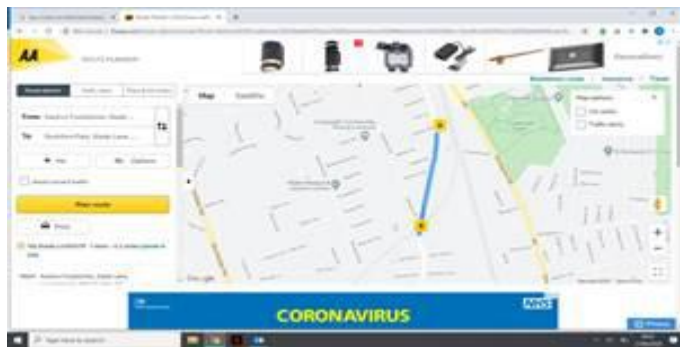
Accessibility of the site- local public transport connectivity, walking and cycling routes within the vicinity of the sports centre as below.

BUS

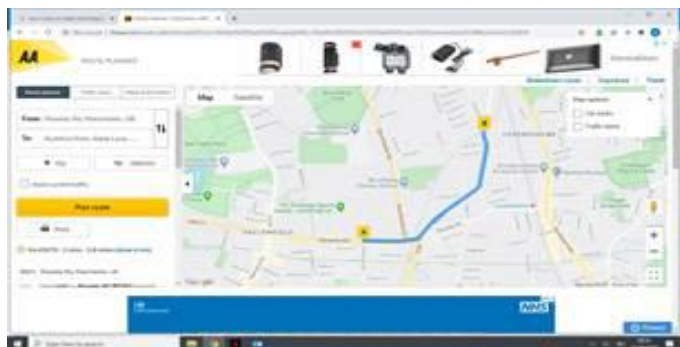
Bus stops- Stockport Road/Slade Lane- 1 min away by car, 0.4 miles away



Bus Stop- Slade Lane- 1 min by car, 0.2 miles away



Bus Stop- Moseley Road= 2 mins by car, 0.8 miles



TRAIN

Levenshulme Train Station, 3 mins by car, 0.8 miles away



CYCLE

Cycle Path- Fallowfield Loop, connect most of Manchester, 3 mins by car, 0.9 miles away



8. Transport Impact

Movement

Access - The main and only vehicular site access is directly off Slade Lane, the A5079, close to the 'Y' junction with Hamilton Road (which leads north to the A6010 Dickenson Road, and then A6).

The main road at the Rushford Park access point has three lanes, two north south bound lanes along Slade Lane with an additional left turning lane north onto Hamilton Road. The width of the road at the centre-point of the access is approximately 11 metres; 3m for the left slip road and centre Slade Lane northbound lane, and 5m for the Slade Lane southbound lane.

The junction with Hamilton Road is managed by traffic lights just north of the railway bridge, which reduces traffic speeds overall in this section of road.

There is an access immediately to the north and south for Park access, to the north for industrial units, to the south for Brookside Court, which has 27 apartments.

Visibility left and right is good, being approximately 100m left for northbound traffic



Above - Illustration of car park showing disabled parking bays

Parking including bicycles

MYA have applied to British Cycling for funding to provide new cycle storage racks which will be fixed on the Pavilion building (currently cyclists have access to the locked building to store their bikes).

Car Park Spaces

The car park currently holds 70 parking spaces however, on completion of current works the car park will have capacity to hold an additional 20 spaces. There will also be 4 marked out disabled parking spaces as part of this work.

Electric Points

Currently there are no electric charging points on site. There is no power to the existing carpark and further investment is required for this element. Further funding is required for the Phase 2 development of the project which includes full works to the car park including lighting and electric charging points.

MYAL, July 2020