Planning Statement

Former Levenshulme Cricket Club

On behalf of Southway Housing Trust

Date: 23 December 2025 | Pegasus Ref: P24-1542

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Document Management.

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1. Introduction

Application

1.1. This Planning Statement has been prepared on behalf of Southway Housing Trust (Applicant), to support a full planning application for the erection of 50no affordable dwellings and associated works (Proposed Development) at the former Levenshulme Cricket Club (Site).

1.2. The Proposed Development represents an important opportunity to provide much needed affordable housing in a sustainable location. The housing scheme will provide a range of housing sizes for rent and shared ownership to help meet local demand and contribute to the housing targets of Manchester City Council (the Council).

Southway Housing Trust

1.3. Southway owns over 6,500 homes in Greater Manchester and is a community-focused housing association with a vision to provide excellent customer service and quality homes, where communities thrive.

1.4. By 2030, it aims to grow to 10,000 homes and invest £5m in its communities to help people to live well and independently. It plans to build around 1,300 homes for social and affordable rent, as well as shared ownership and sale through its profit-for-purpose sales and management partner Gecko Homes.

1.5. Southway strives for continuous improvement led by customers, communities and colleagues. It is a member of the Greater Manchester Good Employment Charter and is guided by its REACH values of Respect, Equity, Ambition, Compassion and Honesty.

Planning Statement

1.6. This Planning Statement is structured as follows:

- **Section 2** provides details of the Site and surroundings;
- **Section 3** outlines the development proposals;
- **Section 4** lists the relevant policies from the development plan and provides details of the material considerations;
- **Section 5** contains a planning assessment of the development proposals;
- **Section 6** provides additional statements and assessments including the Affordable Housing Statement, Open Space Assessment, Green Infrastructure Statement, and Local Labour Agreement;
- **Section 6** outlines the draft Heads of Terms; and,
- **Section 8** provides conclusions.

Drawings and Documents

1.7. The full application has been submitted with a comprehensive suite of drawings including:

- 23118 (PL) 001 A Site Location Plan
- 23118 (PL) 002 A Existing Site Plan 23118
- (PL) 010 H Proposed Site Layout
- 23118 (PL) 105 B House Type A1 Proposed Plans and Elevations
- 23118 (PL) 110 B House Type B Proposed Plans and Elevations
- 23118 (PL) 120 B House Type C Proposed Plans and Elevations
- 23118 (PL) 130 B House Type D Proposed Plans and Elevations
- 23118 (PL) 140 D House Type E Proposed Plans and Elevations
- 23118 (PL) 150 B House Type E(M3) Proposed Plans and Elevations
- 23118 (PL) 210 Proposed Street Scenes
- 23118 (PL) 200 Proposed Site Sections Sheet 1
- 23118 (PL) 201 Proposed Site Sections Sheet 2
- 23118 (PL) 202 Proposed Site Sections Sheet 3
- 23118 (PL) 260 Proposed Bike Stores
- 23118 (PL) 300 A Proposed Refuse Strategy
- 23118 (PL) 330 Proposed Boundary Treatments
- Landscape Proposal
- Substation Details

1.8. The full application has also been submitted with the following documents:

- Proposed Facing Materials Schedule, Calder Peel
- Accommodation Schedule, Calder Peel
- Design and Access Statement, Calder Peel
- Waste Proforma, Calder Peel
- Construction and Environmental Management Plan, Seddon

- Site Waste Management Plan, Seddon
- Preliminary Ecological Appraisal, E3P
- Tree Constraints Report, E3P
- Arboricultural Impact Assessment, E3P
- BNG Report and Metric, E3P
- Crime Impact Statement, GMP Design for Security
- Transport Statement and Travel Plan, Eddisons
- Phase 1 Site Appraisal, AJP
- Site Investigations, AJP
- Flood Risk Assessment and Drainage Strategy Report, AJP
- Energy and Sustainability Statement, TWC Consulting
- Air Quality Assessment, Enzygo
- Noise Impact Assessment, Enzygo
- Broadband Connectivity Assessment, GTech Services Limited
- Statement of Community Involvement, Pegasus Group

2. Context

Site and Surroundings

2.1. The Site is approximately 1.3ha in size and located in Levenshulme, approximately 0.4km northwest of the Fallowfield Loop and 1km east of Levenshulme District Centre.

2.2. The Site is a disused playing field that was last utilised as a football pitch and prior to that was used for cricket. The Site has lain vacant for several years and the former playing field has become overgrown with dense vegetation.

2.3. Today the Site largely comprises grassland with scrub, trees and hedgerow around the margins. There is also a tarmacked driveway leading from the entrance in the northeast corner to a tarmacked area in the southeast corner where the clubhouse and car park were formerly situated.

2.4. There are 66no trees within the Site including Category B (trees of moderate value), Category C (trees of low value and Category U (trees unsuitable for retention).

2.5. The Site lies entirely within Flood Zone 1 and is predominantly at low risk from surface water flooding, although there are some small pockets within the north-west part of the Site at higher risk.

2.6. Access is taken into the Site via Elsa Road which runs from Barlow Road. Bounding the Site are Anchor Close and Hallsville Road to the north, Marcliffe Drive to west and Levenshulme allotments to the east and south that are accessed from Hallsville Road.

Site Location and Accessibility

2.7. The 800m pedestrian catchment encompasses a substantial portion of the surrounding Levenshulme neighbourhood, including the nearest bus stops to the Site, convenience stores, cafés and takeaway, primary schools and secondary school. The 2km pedestrian catchment includes train stations at Levenshulme, Ryder Brow, Belle Vue, Reddish North and Reddish South. It also provides access to a broader range of schools, healthcare services, cafés, and leisure amenities. The Transport Statement concludes that existing pedestrian infrastructure will facilitate safe and direct pedestrian linkages between the Site and local destinations.

2.8. The nearest bus stops to the Site are located along Barlow Road, around 500m west of the Site and Mount Road, around 510m northwest. It is therefore concluded that the Site is highly accessible by bus.

2.9. There are several parks and open spaces within the vicinity of the Site including Highfield Country Park approximately 140m south, Greenbank Playing Fields approximately 310m north-west, the Secret Lake approximately 370m north-east, Fallowfield Brook approximately 370m south-east, and Nutsford Vale Park 600m north-west of the Site.

Planning History

2.10. The planning history for the Site is shown in the table below. Whilst providing useful context, the planning history for the Site has little bearing on the Proposed Development, being associated with the previous use of the Site as a playing pitch.

Table 2.1: Planning History

Reference	Description	Decision	Date
018014	Alterations to elevations and construction of single storey extension to foyer and new toilets.	Approved	11/08/1982
087167/FO/2008/N2	Laying out of all weather pitch and erection of 3.0m high fence between pitches	Approved	28/10/2008

3. Proposed Development

3.1. The Proposed Development seeks to provide 50no. affordable homes, for rent and shared ownership, providing a range of 2, 3 and 4-bedrooms.

Table 3.1: Proposed Development – Tenure

Tenure	No	%
Rent	21	42
Shared Ownership	29	58
Total	**50**	**100**

Table 3.2: Proposed Development – Housing Mix

Bedrooms	No	%
2	13	26
3	32	64
4	5	10
Total	**50**	**100**

Table 3.3: Proposed Development – Housing Mix and Tenure

Bedroom	Rent	Shared Ownership
2	6 (12%)	7 (14%)
3	14 (28%)	18 (36%)
4	1 (2%)	4 (8%)
Total	**21 (42%)**	**29 (58%)**

3.2. All homes will be built to building regulation part M4(2) and one home will be built to building regulation part M4(3). Each home will achieve Nationally Described Space Standards (NDSS).

3.3. Each home will be provided with cycle parking provision within its curtilage. Car parking provision is provided within the curtilage of each home on drives positioned to the side or front of the homes[1].

3.4. Each home will have provision for the charging of an electric vehicle (EV). The number of parking space has been determined by the size of the homes, the needs of future residents, the desire to prevent on-street parking, and the accessibility of the Site as set out in the Transport Statement. All 2-bedroom and some 3-bedroom homes will have 1no parking spaces and some 3-bedroom and 4-bedroom homes will have 2no parking spaces.

3.5. Vehicular access into the Site will be provided off Elsa Road. Elsa Road provides suitable access to the development. It has a carriageway width of circa 6.5m with footways with

[1] Other than for plot 15 where parking is provided at the rear to prevent having a drive on a corner plot and to enable the home to better define the street, which is nevertheless overlooked by plots 12-14

widths of at least 2m on either side and therefore meets the required design standards to provide vehicular access into the Site. As part of the development proposals the Elsa Road carriageway and footways will be extended into the Site to provide vehicular access, through the provision of a 5.5m wide carriageway and 2m footways on either side of the carriageway, looping around the Site. Vehicular access will terminate before reaching Anchor Close although pedestrian and cycle access will be provided onto Anchor Close to ensure an accessible and permeable development. The orientation of plots ensures that the access route is afforded natural surveillance.

3.6. Paved areas for bin storage will be provided within rear gardens, and convenient routes for the relocation of refuse bins are provided so that bins can presented for collection. The access road has been tracked with an 11.6m refuse vehicle for robustness and the development can be serviced in a safe and efficient manner.

3.7. Tree removal is kept to the absolute minimum. Each plot will be soft landscaped with turfed rear gardens. In addition, tree planting and ornamental shrubs will be provided to the front of plots, along with hedgerow to delineate the curtilage where required. Trees are retained along Anchor Close, where feasible, which will be augmented with hedgerow along the frontage with Anchor Close, to soften and green the boundary. Other boundary treatments will take the form of timber fencing to rear gardens.

3.8. The appearance of the development responds to the local vernacular. Each home will be two storeys with photovoltaic (PV) panels to the roof. The homes will be faced with brick and roof material will be tiles. Detailing is provided to heads and cills.

4. Development Plan

4.1. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise as per S.38(6) of the Planning and Compulsory Purchase Act 2004. This section sets out the relevant policies of the adopted development plan, any material considerations of relevance to the determination of this planning application.

Development Plan

4.2. The relevant adopted development plan for Manchester includes the Places for Everyone (PfE) Plan adopted in March 2024 and the Manchester Core Strategy (adopted July 2012, with an addendum in March 2024 following the adoption of PfE).

Places for Everyone (PfE)

4.3. Relevant policies within PfE include:

- Policy JP - H 1 Scale, Distribution and Phasing of New Housing Development
- Policy JP-H 2 Affordability of New Housing
- Policy JP-H 3 Type, Size and Design of New Housing
- Policy JP-S2 Carbon and Energy
- Policy JP-S4 Flood Risk and the Water Environment
- Policy JP-S5 Clean Air
- Policy JP-S6: Resource Efficiency
- Policy JP-G7: Trees and Woodland
- Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity
- Policy JP-P1: Sustainable Places
- Policy JP-C5: Streets for All
- Policy JP-C8: Transport Requirements of New Development

Manchester Core Strategy (2012)

4.4. The Core Strategy sets out the development requirements and aspirations for Manchester over the plan period (2012 up to 2027). The relevant policies are:

- Policy H1 Overall Housing Provision
- Policy H5 Central Manchester

- Policy H8 Affordable Housing
- Policy T1 Sustainable Transport
- Policy T2 Accessible Areas of Opportunity and Need
- Policy EN1 Design Principles and Strategic Character Areas
- Policy EN10 Safeguarding Open Space, Sport and Recreation Facilities
- Policy EN 11 Quantity of Open Space, Sport and Recreation
- Policy EN12 Area Priorities for Open Space, Sport and Recreation
- Policy EN14 Flood Risk
- Policy EN15 Biodiversity and Geological Conservation
- Policy EN16 Air Quality
- Policy EN17 Water Quality
- Policy EN19 Waste
- Policy DM1 Development Management

Material Considerations

National Planning Policy Framework (NPPF) (December 2024)

4.5. The NPPF is a material consideration in planning decisions.

4.6. Paragraph 8 confirms that in order to achieve sustainable development, the planning system has three overarching objectives need to be pursued. These objectives are as follows:

- **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;
- **A social objective** – to help build a strong, responsive and competitive, 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, beautiful and safe places, accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- **An environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

4.7. Paragraph 61 of the NPPF confirms the Government's continued objective to significantly boost the supply of housing. It is also reiterating the importance of a sufficient amount and variety of land coming forward where it is needed.

4.8. Paragraph 64 of the NPPF says that where a need for affordable housing is identified, planning policies should specify the type of affordable housing required (including the minimum proportion of social rent homes required).

4.9. Paragraph 86 notes how planning policies should, amongst other matters, seek to address potential barriers to investment, including inadequate housing.

4.10. Paragraph 96 notes how planning decisions should aim to achieve healthy, inclusive and safe places, through provisions such as site layouts encouraging walking and cycling and ensuring that crime and disorder and the fear of crime do not undermine the quality of life or community cohesion.

4.11. Paragraph 116 states the following in relation to the determination of planning applications:

> *"Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe, taking into account all reasonable future scenarios."*

4.12. Paragraph 117 notes how applications for development should give priority first to pedestrian and cycle movements, and as far as possible facilitate access to high quality public transport.

4.13. Paragraph 118 notes how all developments that generate significant amounts of movement should be supported by a Transport Assessment or Transport Statement.

4.14. Paragraph 131 explains how good design is a key aspect of sustainable development and that the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the development process should achieve.

4.15. Paragraph 135 notes how planning decisions should ensure that developments are visually attractive as a result of good layout, are sympathetic to local character and history and should establish or maintain a strong sense of place. It should also be ensured development will function well and add to the overall quality of the area.

4.16. Paragraph 136 notes how trees make an important contribution to the character and quality of urban environments. Planning decisions should ensure that new streets are tree-lined. Applicants and local planning authorities should work with highway and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.

4.17. Paragraph 170 notes how inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

Manchester Residential Quality Guidance (March 2017)

4.18. The document discusses a number of key design principles, including nine overarching components (such as 'make it future proof' and 'make it a home') which should be incorporated into development proposals. The guide notes how Manchester will embrace and encourage new design approaches, and that residential development should not simply mimic what has been done before. Some of the best design outcomes are the result of new approaches to integrating old and new, whilst also responding to existing site constraints.

Housing Needs Assessment 2023

4.19. The Housing Needs Assessment 2023 provides the council with up-to-date evidence on housing need across all sections of the community over the period 2022 to 2039. The evidence will inform the update of the preparation of the Local Plan, other strategies, policies and decisions of the council and its partners.

Playing Pitch & Outdoor Sport Strategy Assessment Report June 2022

4.20. The assessment report commissioned by MCRactive, presents a supply and demand assessment of playing pitch and other outdoor sports facilities in Manchester. Its primary purpose is to provide a strategic framework which ensures that the provision of outdoor sports facilities meet local and community needs of existing and future residents.

Playing Pitch & Outdoor Sport Strategy Action Plan October 2022

4.21. The action plan builds on the assessment report and provides a strategic framework for the maintenance and improvement of existing playing pitch and accompanying ancillary facilities up to 2031. It provides a vision for the future improvement and prioritisation of playing pitches, a number of aims to help deliver the recommendations and actions, and a series of strategic recommendations which provide a strategic framework for the improvement, maintenance, development and, as appropriate, rationalisation of the playing pitch stock.

Playing Pitch and Outdoor Sport Strategy Annual Monitoring Report for 2023/24 December 2024

4.22. This annual monitoring report sets out the changes in the demand for and supply of pitches and outdoor courts in Manchester during the 2022/2023 season. The baseline data is taken from the assessment report and action plan.

Green and Blue Infrastructure Strategy Implementation Plan Refresh 2021-25

4.23. This document sets of the vision and objective for the enhancement of Green Infrastructure (GI) in Manchester. It includes four objectives which are:

- Objective One: Improving GI quality and function, focusing on river valleys and canals, parks, trees and woodlands, gardens, other land, healthier and resilient communities, protecting and enhancing ecology.

- Objective Two: Embedding GI in developments of any scale across the city, including retrofit, embedding GI into key plans and policies, embedding GI into key strategic regeneration and infrastructure projects, embedding GI in developments of any scale

across the city, and embedding GI into city centre development and planning initiatives

- Objective Three: Improving access and connectivity for people and wildlife, focusing on: green routes – neighbourhoods and travel routes, blue routes – canals and river valley routes, and cross-boundary links

- Objective Four: increasing understanding of GI with a focus on: improving monitoring, increased research, equitable engagement and involvement, and showcasing best practice

5. Planning Assessment

5.1. This section assesses the proposal against the relevant policies from the development and also takes account of material considerations, under the following headings:

- Principle of Residential Development
- Housing Standards
- Design and Layout
- Trees and Landscape
- Ecological Mitigation and Enhancement
- Biodiversity Net Gain
- Highways and Accessibility
- Amenity
- Air Quality
- Energy Efficiency
- Waste Management
- Safety and Security
- Flood Risk and Drainage
- Water Quality

Principle of Residential Development

5.2. Policy JP – H1 outlines how a minimum of 175,185 net additional dwellings will be delivered over the plan period 2022-2039 across the plan area. Manchester has an average annual requirement of 3,533 dwellings and 60,061 dwellings over the plan period. Policy H1 has been partially superseded by Policy JP-H1 however elements of the policy remain extant, including the fact that new housing will be predominantly in the North, East, City Centre and Central Manchester. The Site is located in Central Manchester, and the supporting text to Policy H5 notes that in priority will be given to family housing and other high value, high quality development where this can be sustained.

5.3. The Site is entirely appropriate in principle for residential development. Indeed, the Strategic Housing Land Availability Assessment 2025 identifies the Site as suitable for 50no dwellings and within a sustainable location[2]. Please refer to the **Affordable Housing**

[2] Reference MNCH5248/Lev2000

Statement in **Section 6** for details of how this proposal responds to affordable housing needs in Manchester.

5.4. The Proposed Development will result in the loss of a playing pitch albeit it is disused and has lain vacant for several years. Policy EN10 states proposals on existing open spaces and sport and recreation facilities will only be permitted where equivalent or better facilities are provided in the local area.

5.5. Policy EN11 says that the Council will seek the provision of new facilities particularly where there is a quantitative shortage. Policy EN12 confirms that in the Central area priorities are improving accessibility to nearby open space and facilities as well as addressing deficiencies where possible.

5.6. Two options for the replacement facilities have been considered at Rushford Park (cricket nets) and Annie Lees Park (football)[3]. Annie Lees Park is closer to the Site than Rushford Park and is therefore considered the most accessible and appropriate location for the provision of replacement facilities.

5.7. The proposals include the reprovision of new football facilities at Annie Lees Park which will ensure a betterment of sports facilities in the local area in accordance with Policy EN10 and Policy EN11. These new facilities will be around a 25-minute walk from the Site.

5.8. As such, the proposals comply with the aims of Policy EN12 and improve accessibility to facilities. Please refer to the **Open Space Assessment** in **Section 6** for further details of the proposed playing pitch provision.

Housing Standards

5.9. Policy JP-H3 states that all new dwellings must comply with NDSS and be built to building regulations part M4(2).

5.10. The proposed homes will be built to building regulation part M4(2), one home will be built to building regulation part M4(3), and all homes will achieve NDSS, thereby fully complying with the requirements of Policy JP-H3.

5.11. Policy JP-H3 goes on to outlines how residential developments should provide an appropriate mix of dwelling types and sizes.

Design and Layout

5.12. Policy H1 notes that proposal for new development should contribute to the character of the local area, provide appropriate usable amenity space and make provision for parking cars and bicycles, prioritising sites which are in close proximity to centres or high frequency public transport routes, and the privacy to both its residents and neighbours.

5.13. With specific regard to guidance and policy the following should be noted:

[3] Playing Pitch and Outdoor Sport Strategy Annual Monitoring Report for 2023/24 December 2024

- The 2025 SHLAA identifies that the Site is suitable for 50no. homes and therefore the density of the scheme is considered wholly appropriate;
- The number of parking space has been determined by the size of the homes, the needs of future residents, the desire to prevent on-street parking, and the accessibility of the Site as set out in the Transport Statement;
- There are limited instances where 2no parking spaces provided in front of some 3-bedroom and 4-bedroom homes and in all those instances they have limited visibility from outside the Site and they are further mitigated with appropriate boundary treatments in the form of ornamental planting and hedgerow;
- Each home will be provided with within paved areas for refuse bin storage in the rear gardens, and convenient routes for the relocation of refuse bins are provided so that bins can presented for collection;
- Each home will be provided with dedicate cycle storage within the rear gardens;
- Appropriate amenity space for residents will be provided in the forms of rear gardens and in some instances front gardens as well; and,
- Sufficient separation distances are achieved so that there remains a sufficient amount of daylight and so that privacy is preserved.

5.14. Policy EN1 notes how all development should have regard to the strategic character area in which the development is located. Policy DM1 confirms that all development must have regard to a number of specific issues, including appropriate siting, layout, scale, form, massing, materials and detail. The Site context and how the Proposed Development responds to that context in terms of appropriate siting, layout, scale, form, massing, materials and detail is set out in the Design and Access Statement.

5.15. The Proposed Development demonstrably complies with Policy H1, Policy EN1 and Policy DM1. In coming to this conclusion consideration has also been given to the Manchester Residential Quality Guidance (March 2017).

Parking

5.16. It is understood that the Council requires only 1no parking space where 2no parking spaces cannot be located to the side of homes in tandem. However, there are no adopted parking standards for residential development. Instead, Policy T2 requires consideration to be given to the circumstances of each proposal to establish what level of parking is considered appropriate.

5.17. In this instance the number of parking space has been determined by the size of the homes, the needs of future residents, the desire to prevent on-street parking, and the accessibility of the Site as set out in the Transport Statement.

5.18. All 2-bedroom and some 3-bedroom homes (19no in total) will have 1no parking space and some 3-bedroom and 4-bedroom homes (31no in total) will have 2no. parking spaces. Of the latter only some are in front of the homes. Whilst this may not be the Council's preference there are no adopted standards, and the circumstances of this proposal have been considered so that appropriate parking is provided. Furthermore, in those instances,

there is limited visibility of the parking spaces from outside the Site and they are further mitigated with appropriate boundary treatments in the form of ornamental planting and hedgerow.

Trees and Landscape

5.19. Policy JP-G7 states that where development would result in the loss of existing trees, there will be requirement for replacement on the basis of two new trees for each tree lost, or other measures that would also result in a net enhancement in the character and quality of the treescape and biodiversity value in the local area.

5.20. Tree removal through this Proposed Development is kept to the absolute minimum.

5.21. There will be replacement tree planting as well as other soft landscaping proposals, such as ornamental planting and hedgerow to soften plots, which are suited to this residential development and afford ease of maintenance to ensure that the appearance of the Site does not diminish over time.

5.22. Each plot will also be soft landscaped with turfed rear gardens. Trees are retained along Anchor Close, where feasible, which will be augmented with hedgerow along the frontage with Anchor Close, to soften and green the boundary.

5.23. The development proposals therefore accord with Policy JP-G7 and are acceptable from a tree and landscape perspective.

Ecological Mitigation and Enhancement

5.24. Policy JP-G8 requires development to follow the mitigation hierarchy of avoiding, adequately mitigating and them compensating harm to biodiversity.

5.25. Policy EN15 says any adverse impacts on biodiversity will need to be justified against the wider benefits of the proposal and that where adverse impacts are unavoidable, developers will be required to provide appropriate mitigation and/or compensation.

5.26. The measures for ecological mitigation are set out fully in the Preliminary Ecological Appraisal (PEA) submitted in support of the application. In summary these include the following which could be secured by a suitably worded condition if deemed necessary to comply with the requirements of the policies:

- Best practice guidance relating to pollution;
- Removal of common amphibians by hand away from construction activities;
- Retention of T1 where possible (which is proposed to be retained);
- Lighting design should ensure sensitive habitats, including any retained habitats and adjacent treelines, are considered during the construction phase and post-development;
- Precautionary Working Methods for badger and reptiles;

- Updated Badger Walkover prior to works commencing;
- Where vegetation requires removal, it should be checked for the presence of hedgehog prior to removal. It is recommended that any clearance takes place outside of December-March to avoid impacting hibernating hedgehogs;
- Vegetation removal works should take place outside of the breeding bird season (March to September inclusive). If this is not possible, a nesting bird check will be undertaken by a suitably qualified ecologist up to 48 hours before works commence; and
- Invasive species walkover.

5.27. The Construction and Environmental Management Plan also sets out measure for ecological protection during contribution, particularly with regards to trees and breeding birds.

5.28. It is also set out in the PEA that ecological enhancement is also feasible on-site, which could include bat boxes, bird boxes, hedgehog houses, and invertebrate houses, which could be secured by a suitably worded condition if deemed necessary to comply with the requirements of the policies.

Biodiversity Net Gain

5.29. Policy JP-G8 outlines how a net enhancement of biodiversity resources will be sought by a series of measures. This includes how development will be expected to achieve a measurable net gain in biodiversity of no less than 10%. Policy EN15 outlines how developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity.

5.30. It is unlikely that 10% biodiversity net gain which satisfies the trading rules can be achieved on-site. As such there is a requirement for off-site provision or the purchase of biodiversity credits. In this instance it is appropriate to purchase biodiversity credits given that off-site provision is not feasible in the area. The Applicant is aware of the costs of the biodiversity credits having obtained a quote from the Environment Bank.

5.31. It is considered that the biodiversity net gain requirements can be secured via a suitably worded condition in addition to the biodiversity net gain condition. The Biodiversity Net Gain Plan would include details of any biodiversity credits purchased for the development as well as a description of arrangements for maintenance and monitoring of habitat, such that a s106 would not be required.

Highways and Accessibility

5.32. Policy JP-C5 outlines how streets will be designed and managed to make a significant positive contribution to the quality of place and support high levels of walking, cycling and public transport. Policy JP-C8 requires planning applications to be accompanied by a Transport Assessment/Transport Statement and Travel Plans, where appropriate. Policy JP-S5 notes how development should be located in areas that maximise the use of sustainable travel modes and be designed to minimise exposure to high levels of air pollution. Policy DM1 confirms that all development must consider effects on traffic generation.

5.33. Access will be taken from Elsa Road which will be made suitable to accommodate the Proposed Development. Within the Site the access road will be 5.5m wide with 2m footpath on either side and will loop around the Site. Vehicular access will terminate before reaching Anchor Close although pedestrian and cycle access will be provided onto Anchor Close to provide an accessible and permeable development. The orientation of plots ensures that the access route is afforded natural surveillance.

5.34. A Transport Statement and Travel Plan is submitted in support of the application and confirms that:

- The Site is located close to a number of day-to-day amenities and would be highly accessible by sustainable travel modes such as walking, cycling and public transport;
- The Site is also accessible by public transport with bus stops within easy walking distance of the Site, offering direct services to a wide range of destinations;
- The Site can be accessed in a safe and efficient manner off Elsa Road, and the access point has been designed in accordance with current design guidance;
- The Proposed Development can be serviced in a safe and efficient manner;
- The Proposed Development will not have a material impact or give rise to any highways related issues; and,
- The Proposed Development would be able to be accommodated onto the local highway network and there is no requirement for any off-site mitigation.

5.35. Accordingly, the proposals are acceptable from a highways and accessibility perspective and in accordance with Policy JP-C5, Policy JP-S5 and Policy DM1.

Amenity

5.36. Policy DM1 requires development to consider effects on amenity including privacy, light, noise, road safety and traffic generation.

5.37. With specific regard to the policy the following should be noted:

- Sufficient separation distances are achieved so that there remains a sufficient amount of daylight and so that privacy is preserved;
- The Air Quality Assessment submitted in support of the application confirms that with mitigation during construction residual impacts are predicted to be not significant;
- The Construction Environmental Management Plan submitted in support of the application sets out how disturbance will be minimised during the construction phase with particular reference no noise; and dust suppression;
- The Site can be accessed in a safe and efficient manner off Elsa Road as confirmed in the Transport Statement;

- The Proposed Development will not have a material impact or give rise to any highways related issues; and,

- The Proposed Development would be able to be accommodated onto the local highway network and there is no requirement for any off-site mitigation.

5.38. Effects on amenity have been thoroughly considered, as required by Policy DM1, and all effects that are predicated to occur are acceptable.

Air Quality

5.39. Policy EN16 states that developers will be expected to take measures to minimise and mitigate the local impact of emissions from traffic generated by the development, as well as emissions created by the development itself.

5.40. The Air Quality Assessment submitted in support of the application confirms that with mitigation during construction residual impacts are predicted to be not significant. It also confirms that development impacts and on-site pollutant exposure are deemed not significant and should not form a constraint to planning permission. In addition, the Travel Plan seeks to encourage residents to travel by non-car modes of travel with the benefits including local environmental improvements from reduced congestion, carbon emissions, pollution and noise.

5.41. Policy T1 notes how the Council will support proposals that facilitate modes of transport that reduce carbon emissions e.g. by incorporating charging points for EVs. The Proposed Development makes provision for EV charging for each home.

5.42. Measures have therefore been taken to mitigate the impact of emissions as well as emission created, in compliance with Policy EN16.

Energy Efficiency

5.43. Policy JP-S2 requires development to be consistent with the building regulations Part L 2022 unless superseded by changes to building regulations and/or national or local planning policies.

5.44. The Energy and Sustainability Statement submitted in support of the application includes recommendations to meet the requirements for sustainable development as required by current building regulations Part L. A mixture of sustainable building-design, a fabric first approach and renewable/low carbon energy systems will deliver thermally efficient dwellings that will reduce demand for energy, resist heat-loss through conduction and maintain internal temperatures at comfortable levels for the occupants.

Waste Management

5.45. Policy JP-S6 outlines a series of measures to become a green city, including using sustainable design and construction techniques to reduce carbon emissions and waste and minimise water use. Policy EN19 states that the Council will require all developers to submit a waste management plan to demonstrate how both construction and demolition waste will be minimised and recycled on site, wherever possible, and how the sustainable waste management needs of the end user(s) will be met.

5.46. The Site Waste Management Plan submitted in support of the application which includes details on how waste will be reduced, reused, recycled, recovered and disposed.

Safety and Security

5.47. Policy JP-P1 sets out a series of design criteria, including the need to design out crime. Policy DM1 confirms that all development must consider effects on safety.

5.48. The Proposed Development has been designed with safety and security in mind. Each home will be provided with cycle parking provision within its curtilage. Car parking provision is provided within the curtilage of each home on drives positioned to the side or front of the homes. This is other than for plot 15 where parking is provided at the rear to prevent having a drive on a corner plot and to enable the home to better define the street, which is nevertheless overlooked by plots 12-14. The orientation of plots ensures that the access route is afforded natural surveillance.

5.49. Recommendations within the Crime Impact Statement will be considered and incorporated into the Proposed Development, if necessary and feasible to ensure that it complies with Policy JP-P1 and Policy DM1.

Flood Risk and Drainage

5.50. Policy JP-S4 outlines that there is an expectation development will manage surface water runoff through sustainable drainage systems, as close to source as possible. Development should achieve greenfield run-off rates, unless it is demonstrated to be impracticable.

5.51. Policy EN14 states that in line with the risk-based sequential approach, development should be directed away from sites at the greatest risk of flooding, and towards sites with little or no risk of flooding – this should take account of all sources of flooding identified in the Manchester-Salford-Trafford SFRA.

5.52. The Flood Risk and Drainage Strategy Report has considered the SuDS hierarchy and confirms that surface water discharge into the combined sewer within the Site via a new proposed connection is the preferred option. Infiltration has been ruled out by site investigations, there is a lack of space within the Site for a SuDS basin, and water would need to be pumped to the nearest surface water sewer which in any event is expected to connect to a combined sewer on Elsa Road. The flow is to be restricted to greenfield rates via a flow control chamber for all rainfall events up to and including the 1 in 100 year +45% climate change event. Attenuation will be provided by oversized pipework and large diameter manholes. Appropriate design and construction of these systems should ensure that there is no increase in off site flood risk.

5.53. A small section of the Site is classified as having a low risk of surface water flooding. This area is subject to a local bund in the which is likely shedding run off to this area, as a focused depression collecting surface water. Amended levels will provide sufficient post development attenuation to accommodate rainfall so that the Site would be at low risk of flooding from surface water/surrounding land. All proposed dwellings within the Site shall be 150mm above their surrounding finished levels as a further measure of mitigation.

5.54. The Proposed Development therefore complies with the requirements of Policy JP-S4 and Policy EN14.

Water Quality

5.55. Policy EN17 outlines how development should avoid any adverse impact on water quality, including during the construction phase, and wherever possible should seek to enhance water quality.

5.56. The Construction and Environmental Management Plan sets out the measures to prevent the pollution of watercourses during construction. The Flood Risk Assessment and Drainage Strategy Report also confirms that the pollution hazard level is low and as the point of discharge for the development is into a combined sewer the proposals comply with the wate quality requirements of Standard S3 of the Statutory National Standards for Sustainable Drainage Systems (2018).

5.57. This will ensure that Policy EN17 is complied with.

6. Supporting Statements and Assessments

6.1. This section provides additional supporting statements and assessments relevant to the Proposed Development including:

- Affordable Housing Statement;
- Open Space Assessment;
- Green Infrastructure Statement; and,
- Local Labour Agreement.

Affordable Housing Statement

Requirement

6.2. Policy JP-H2 does not set an affordable housing requirement recognising that the needs will vary across the PfE plan area. It confirms that local plans will set targets for the provision of affordable housing for sale and rent as part of market-led developments based on evidence relating to need and viability. Policy H8 outlines how new development will contribute to the City-wide target for 20% of new housing provision to be affordable.

6.3. The Proposed Development is for 100% affordable housing, and therefore significantly exceeds the adopted requirement. Indeed, a policy compliant scheme would include 10no affordable homes, whereas 50no affordable homes are proposed.

6.4. The provision of 100% affordable housing will therefore provide substantial social benefits to the local community in comparison to a market-led scheme.

Tenure

6.5. Policy JP-H2 and Policy H8 do not set out a tenure split for affordable housing.

6.6. The Proposed Development will provide a mix of rented and shared ownership homes.

6.7. The Housing Needs Assessment 2023 recommends that 80% of the affordable housing provision is rented. A policy complaint scheme providing 10no affordable homes in line with the adopted requirement, would be required to provide 8no rented. However, the Proposed Development will provide 21no rented which significantly exceeds that figure.

6.8. The Housing Needs Assessment 2023 recommends that 20% of the affordable housing provision is affordable home ownership. A policy complaint scheme proving 10no affordable homes would be required to provide 2no affordable home ownership. The Proposed Development will provide 29no rented which is again significantly above the requirement.

6.9. The affordable housing tenure has been informed by the local market, where there is a need for both rented and shared ownership. The tenure is entirely appropriate and has been agreed with Housing Strategy.

Housing Mix

6.10. Policy JP-H2 and Policy H8 do not set out a housing mix for affordable housing. Policy H1 simply says that the type, size and tenure of housing mix will be assessed on a site-by-site basis and be influenced by local housing need and economic viability.

6.11. The Housing Needs Assessment 2023 recommends that a broad mix of affordable dwelling sizes is provided (20% 1-bedroom, 39% 2-bedroom, 33% 3-bedroom and 8% 4+ bedroom).

6.12. The Proposed Development will provide a mix of 2, 3 and 4-bedroom homes suitable for a wide range of needs (26% 2-bedroom, 64% 3-bedroom and 10% 4+ bedroom). This will broadly align with the identified needs albeit provide a greater proportion of larger homes suitable for families. This aligns with the priority for family housing in the Central area, set out in the Core Strategy.

6.13. The housing mix is entirely appropriate and has been agreed with Housing Strategy.

Open Space Assessment

6.14. Policy EN10 states proposals on existing open spaces and sport and recreation facilities will only be permitted where equivalent or better replacement open space, sport or recreation facilities will be provided in the local area.

6.15. The Playing Pitch & Outdoor Sport Strategy Assessment Report June 2022 was commissioned by MCRactive and presents a supply and demand assessment of playing pitch and other outdoor sports facilities in Manchester. Its primary purpose is to provide a strategic framework which ensures that the provision of outdoor sports facilities meet local and community needs of existing and future residents.

6.16. It notes how disused sites provide the opportunity to help address deficiencies in pitch sport if brought back into use or replaced in a more sustainable location to meet need. It also states that the lawful use of a disused playing field is still that of a playing field until such time as it is developed for a non-pitch sport use or its use is formally changed through the planning system.

6.17. In relation to this Site, the assessments notes that it is a disused playing field site, last utilised as a football (90m) pitch. Levenshulme Football Club previously surrendered the lease agreement and the Site returned to Council management. Prior to its use for football, the Site was used for cricket and had a natural turf cricket square until around 2000. The assessment notes how the Site is in extremely poor condition and not appropriate for community use, that significant investment is required to bring the Site back to use, and that it was being considered by the Council for alternative use.

6.18. The Playing Pitch & Outdoor Sport Strategy Action Plan October 2022 builds on the assessment and provides a strategic framework for the maintenance and improvement of existing playing pitch and accompanying ancillary facilities up to 2031. It provides a vision for the future improvement and prioritisation of playing pitches, a number of aims to help deliver the recommendations and actions, and a series of strategic recommendations which provide a strategic framework for the improvement, maintenance, development and, as appropriate, rationalisation of the playing pitch stock.

6.19. The action plan notes how the Site has not been used for several years and that it would cost significantly more to reinstate than other unmarked patches, however, does also have the potential to alleviate shortfalls. It goes on to state that the Site should be protected from development until all demand is met (unless adequately re-provided elsewhere in accordance with Sport England's Playing Fields Policy), as there is potential need for playing field land to accommodate more pitches to meet the identified shortfalls.

6.20. The Playing Pitch and Outdoor Sport Strategy Annual Monitoring Report for 2023/24 December 2024 sets out the changes in the demand for and supply of pitches and outdoor courts in Manchester during the 2022/2023 season. It notes how the use of the Site for football / cricket ceased around 2013 and that it has been identified for affordable housing development. It also required the Council to work with the Applicant to identify mitigation for cricket and football potentially at Rushford Park (cricket nets) and Annie Lees Park (football).

6.21. Annie Lees Park is closer to the Site than Rushford Park and is therefore considered the most accessible and appropriate location for the provision of replacement facilities. Annie Lees Park is an open space playing field that can be utilised by the public for a variety of outdoor activities such as dog walking. It previously accommodated 2no football pitches but has not been utilised for sport since around 2016. Cricket has never been accommodated for on-site.

6.22. The Applicant has considered the feasibility of providing natural turf sports surfaces at Annie Lees Park, the details of which are set out in the report by Labosport provided at **Appendix 1** for information. The feasibility study considers the use of Annie Lees Park for football, cricket or both. MCRactive have agreed to one of the options presented in the feasibility study, which is the provision of 6no football pitches in a range of sizes for different age groups with a construction cost of £300,000, and they have also agreed to exclude the maintenance costs of the football pitches.

6.23. The provision of new facilities at Annie Lees Park could be secured through a planning obligation if appropriate, to ensure that a better replacement of sports facilities will be provided in the local area.

Green Infrastructure Statement

6.24. Green and Blue Infrastructure Strategy Implementation Plan Refresh 2021-25 sets of the vision and objective for the enhancement of GI in Manchester. The four objectives of the strategy, and how the Proposed Development responds to those objective sis set out in the table below.

Table 6.1: GI Objectives

Objectives from Green and Blue Infrastructure Strategy Implementation Plan Refresh 2021-25	Proposed Development
Objective One: Improving GI quality and function, focusing on river valleys and canals, parks, trees and woodlands, gardens, other land, healthier and resilient communities, protecting and enhancing ecology.	Tree removal through this Proposed Development is kept to the absolute minimum. The measures for ecological mitigation are set out fully in the PEA which could be secured by a suitably worded condition if deemed necessary and appropriate. Ecological enhancement is also feasible on-site, which could include bat boxes, bird boxes, hedgehog houses, and invertebrate houses. The requirement for 10% biodiversity net gain will be provided off-site.

Objective Two: Embedding GI in developments of any scale across the city, including retrofit, embedding GI into key plans and policies, embedding GI into key strategic regeneration and infrastructure projects, embedding GI in developments of any scale across the city, and embedding GI into city centre development and planning initiatives	There will be replacement tree planting as well as other soft landscaping proposals, such as ornamental planting and hedgerow to soften plots, which are suited to this residential development and afford ease of maintenance to ensure that the appearance of the Site does not diminish over time. Each plot will also be soft landscaped with turfed rear gardens. There will be hedgerow planting along the frontage with Anchor Close, to soften and green the boundary.
Objective Three: Improving access and connectivity for people and wildlife, focusing on green routes – neighbourhoods and travel routes, blue routes – canals and river valley routes, and cross-boundary links	Highfield Country Park Local Nature Reserve is located approximately 140m south of the Site at its closest point. The Site comprises marshy grassland, wet woodland, plantation woodland, scrub and relict hedgerows. The Proposed Development will bring more residents in proximity of Highfield Country Park, thereby encouraging the use of this important GI asset. Furthermore, Greenbank Playing Fields are located approximately 310m north-west of the Site, the Secret Lake is located approximately 370m north-east of the Site, Fallowfield Brook is located approximately 370m south-east of the Site, and Nutsford Vale Park is located approximately 600m north-west of the Site. New residents will have good access to these GI assets.
Objective Four: increasing understanding of GI with a focus on improving monitoring, increased research, equitable engagement and involvement, and showcasing best practice	The Council's monitoring of this application, as well as others will allow for the increased understanding of GI in Manchester.

Local Labour Agreement

6.25. Policy EC1 requires details of Local Employment Agreements, which should contain a commitment to work with the Work & Skills Team to ensure that employment opportunities resulting from this development are made available to Manchester residents though existing recruitment offer and allow hard to reach groups equal opportunity to be successful in applying.

6.26. The Applicant has committed to working with the Work & Skills Team and have liaised with them pre-submission. It is understood that a local labour condition for construction projects will be applied to any future consent, which the Applicant takes no issue with, in compliance with Policy EC1.

7. Draft Heads of Terms

7.1. Policy PA1 Developer Contributions states that the Council may seek contributions for a number of matters on a site-by-site basis. This includes (but is not limited to) contributions relating to affordable housing, education, green infrastructure and highway improvements. The nature and scale of any planning obligations sought will be related to the form of development and its potential impact upon the surrounding area. In determining the level of contributions, specific site conditions and other material considerations including viability, redevelopment of previously developed land or mitigation of contamination may be taken into account.

7.2. Paragraph 58 of the NPPF says that planning obligations must only be sought where they meet all of the following tests set out in Regulation 122(2) of the Community Infrastructure Levy Regulations 2010 (CIL Regulations):

- Necessary to make the development acceptable in planning terms
- Directly related to the development
- Fairly and reasonably related in scale and kind to the development.

7.3. The Proposed Development would make planning obligations, subject to them meeting the CIL Regulations.

7.4. At this stage it is considered that the only planning obligation that may be necessary is the contribution required for the provision of new facilities at Annie Lees Park.

7.5. It is not considered that other planning obligations would be required since:

- Affordable housing - the description of development makes clear that all 50no homes will be affordable and any other requirement in this regard could be dealt with through suitably worded conditions, subject to agreement with the Applicant;
- Highways - the Transport Statement submitted in support of the application notes that the Proposed Development would be able to be accommodated onto the local highway network and there is no requirement for any off-site mitigation;
- Biodiversity net gain – the requirements can be secured via a suitably worded condition in addition to the biodiversity net gain condition and the Biodiversity Net Gain Plan would include details of any biodiversity credits purchased for the development as well as a description of arrangements for maintenance and monitoring of habitat.

9. Conclusions

9.1. This Planning Statement has been prepared on behalf of the Applicant, Southway Housing, in support of a fully affordable housing scheme which will deliver substantial social benefits at the former Levenshulme Cricket Club. This application seeks full permission for the provision of 50no affordable homes.

9.2. The Proposed Development accords with the development plan insofar that it will deliver much needed housing on a disused Site, located within an area where residential development is the prevailing land use type and benefitting from a sustainable location in relation to local schools, shops and bus services. Furthermore, the 2025 SHLAA identified that the Site can deliver circa 50no homes. Better sports provision can be provided through this development and so the use of the Site for housing is acceptable in principle.

9.3. This statement and other submitted technical reports confirm that there are no technical constraints preventing the Site coming forward for residential development.

9.4. The Proposed Development deliver significant economic benefits, including job creation during the construction and management phases and should be approved.

Appendix 1: Feasibility Study for the Construction of Natural Turf Sports Surfaces at Annie Lees Park

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A REPORT TO SOUTHWAY HOUSING

A feasibility study for the construction of natural turf sports surfaces at Annie Lees Park, Mount Road, Gorton, Manchester, M18 7BQ.

7th July 2025

Labosport 25-0477



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Please note, important: The aim of this report is to appraise the current conditions on site at the site specified in 'Physical Site Survey' below only. This is not a design document and does not include detailed design or design information and should not be used for this purpose. As such, TGMS accepts no design liability or responsibility for subsequent works based on the information contained within this report.

1 EXECUTIVE SUMMARY ANNIE LEES PARK

KEY: **No action required** **Action may be required** **Action required**

Site information

	1	**Objective:** A feasibility study for the construction of natural turf sports surfaces at Annie Lees Park, Mount Road, Gorton, Manchester, M18 7BQ.
	2	**Site visit:** A detailed site visit was conducted by Craig Parry of TGMS on the 19th of June 2025.
	3	**Hydrology:** A ditch flows from the east and through the playing field towards the west. The water course is not visible through the playing field; therefore, it is assumed there is a network of pipes is below the playing surfaces which will need confirmation prior to earthworks. Climate data obtained from the Flood Estimation Handbook (FEH) indicate that the standard-period average annual rainfall (SAAR) is 887 mm/year for this catchment which is above the national average of 855 mm/year and is within the fourth lowest category for the whole of the UK.
	4	**Greenfield run off:** Greenfield runoff rates are less than drainage outfall rates, therefore the installation of a new drainage scheme may require flow limitation or attenuation to manage the discharge rate of any drainage water.
	5	**Flood risk:** The risk of flooding from surface water and rivers and seas is modelled as very low risk for the site.
	6	**Landfill:** Based on information obtained from the Gov.UK, the site is located over a former historic landfill site, which could affect the nature of any significant earthworks. The historic Landfill site is referenced as 10803EAHLD16605, Mount Road Plant Site, Annie Lees Playing Fields, Greater Manchester.
	7	**Ground water source protection:** The site is not located within a Ground Water Protection Zone.
	8	**Topography**: Topographical data has been provided to TGMS. The existing playing field was observed to fall toward the southwest. The northern plateau falls from a high point of 60.95 A.O.D (Above Ordnance Datum) in the northeast to a low point of 57.39 A.O.D in the southwest equating to an approximate gradient of 1.9% The southern plateau falls from a high point of 58.92 A.O.D in the northeast to a low point of 55.15 A.O.D in the southwest equating to an approximate gradient of 2.6%.
	9	**Proposed layout:** TGMS have produced four proposed layouts which are dependent on how the site is remodelled. The removal of trees will be required for Proposed layouts 1, 2 & 4. Significant site remodelling (cut and fill earthworks/ material importation) will be required for proposed layouts 1 & 2, which may be restricted, given the site lies on an area of historic landfill.
	10	**Pitch orientation:** The previous pitch orientation (circa 2016) would be considered as non-compliant with Sport England guidance. Proposed layouts 1-3 would be compliant with the exception of the northern pitch on proposed layout 4 which would be non-compliant with Sport England guidance. Cricket shown in layout option 1 only, would be compliant.
	11	**Pitch dimensions:** Pitch dimensions have been provided within the proposed layouts. All football pitches and cricket (option 1 only) are compliant with Sport England/NGB guidance.
	12	**Ball strike risk assessment:** Given the proposed layouts, it would be prudent for Southway Housing to commission a cricket and winter sport ball trajectory assessment from Labosport UK to understand the risk of ball strike on adjacent infrastructure and neighbouring properties. This can be commissioned once a final layout has been agreed and is a desk top exercise.
	13	**Geology:** The soil on site has not been mapped by the Soil Survey of England and Wales due to its urban location, however based on field studies in close proximity to the site, the soil is likely classified as BRICKFIELD 3 association, described as 'slowly permeable seasonally waterlogged fine loamy fine loamy over clayey and clayey soils'.
	14	**Infiltration:** The topsoil at the time of testing delivered moderate infiltration rates, exceeding Sport England guidelines of >5 mm/hr. Upon excavation of the trial pits, the topsoil was in a moisture deficit and exhibiting a dry and friable texture.
	15	**Nutrients and pH**: The nutrient status of Phosphorus is very low, and potassium is low in trial pit 3. The use of fertilisers to increase Phosphorus and Potassium should be considered in future maintenance. Soil pH ranges from 5.1 – 5.3 and is classed as acidic. Applications of calcareous lime or calcified seaweed should be integrated at construction phase to increase pH levels to suit the cultivation of perennial ryegrass.
	16	**Soils:** In summary, the existing pitches are characterised by a SANDY LOAM/ SANDY SILT LOAM topsoil overlying SANDY LOAM subsoil.
	17	**Stones:** Observations during the site visit identified a high stone content and sharps within the trial pits with evidence of made ground within the subsoil.
	18	**Existing drainage:** Existing pitch drainage was not evident onsite.
	19	**Outfall**: A ditch which flows from the west of the site, beneath the pitches and out towards the east. Depending on site remodelling and gradients, this could be utilised as a potential outfall. The Client must

		of confirm the point of outfall for any new pitch construction, whilst obtaining permissions for the discharge of drainage water.
	20	**Agronomy:** The vegetative cover was noted as ~80% across the pitches and predominantly comprised Perennial ryegrass (Lolium perenne), with a significant amount of Annual meadow grass (Poa annua). Weed content was >5% and above Sport England guidance and included Clover (Trifolium repens), dandelion (Taraxacum officinale) and Plantain (Plantago major). Sward height was between 100 mm with a root depth exceeding 110 mm in length. Micro levels present would exceed Sport England guidance of < 20 mm under a 2 m straight edge.
	21	**Site usage:** Usage for the existing site is difficult to determine given the site is open for public use. Post construction it is estimated that the pitch should accommodate 3-6 hours of usage per week (noting a 50% increase for ages 15 and under) based on a Sport England Type 4 as a minimum being sufficient comprising a primary drainage scheme and sand grooves.
	22	**Performance Quality Standards:** The existing site audited for Southway Housing pass 3 elements (of 8 measured) of Sport England's Performance Quality Standards; they are: ground cover, water infiltration and slope.

Summary of Recommendations

1. The cost of pitch and cricket square construction in line with the soil characteristics, topography of the site and carrying capacity is anticipated to be in the region of the following estimates:

Option	Construction	Maintenance	Total ex VAT	VAT	Total Inc. VAT
Proposed layout 1	£391,545.00	£76,300.00	£467,845.00	£93,569.00	**£561,414.00**
Proposed layout 1 Cricket pitch installation.	£33,500.00	£13,550.00	£47,050.00	£9410.00	**£56,460.00**
Proposed layout 1 Artificial cricket pitch	£12,000.00		£12,000.00	£2,400.00	**£14,400.00**
Proposed layout 1 total	£437,045.00	£89,850.00	£526,895.00	£105,379.00	**£632,274.00**
Proposed layout 2	£391,545.00	£76,300.00	£467,845.00	£93,569.00	**£561,414.00**
Proposed layout 3	£249,645.00	£47,900.00	£297,545.00	£59,509.00	**£357,054.00**
Proposed layout 4	£433,565.00	£68,900.00	£502,465.00	£100,493.00	**£602,958.00**

2. With respect to timescales for completing the project, it is essential that construction works take place in good, dry ground conditions. Grass is ideally sown in spring or early autumn to maximise the balance between moisture and temperature. The grass must be allowed to establish a healthy and deep root network and mature canopy to resist the stresses applied.

(All above costs exclude the cost of permissions, planning etc.)

Please note that the Client should determine whether or not planning permission from the Local Authority is required for the proposed works. The outfall of drainage water into surrounding areas will be subject to permission from the Lead Local Flood Authority and/or the Internal Drainage Board. The costs for obtaining this permission, or any conditions of permission, are not included in the estimates in this document and are the responsibility of the Client.

Craig Parry – July 2025

2 INTRODUCTION AND OBJECTIVES

TGMS Sports Surface Consultants has been commissioned by Southway Housing to conduct a detailed site investigation for the construction of natural turf sports surfaces at Annie Lees Park, Mount Road, Gorton, Manchester, M18 7BQ.

The scope of works includes:

- An assessment of the existing quality of the playing field against Sport England's 'Performance Quality Standards'.
- Options and indicative costs for bringing this playing field back into use for football and cricket.
- This is an existing playing field that has not been maintained for football/cricket in recent years. The previous layout had two football pitches, one of which was located to the south of the site where there are now trees. Layout options are required for:
    i. The removal of the trees to reinstate the playing field to its original size.
    ii. Options without the removal of the trees.

<u>The objectives of the feasibility study are as follows:</u>

- To undertake a detailed site investigation in order to characterise the underlying soil profile and the effects this soil profile may have on natural turf surface performance.
- To evaluate the topography of the site and its impact on pitch performance including any drainage and potential outfall arrangements.
- To audit the existing playing fields against Sport England Performance Quality Standards.
- To prepare a set of development options for construction of the proposed pitch based on the information gathered during the visit including any recommended drainage schemes and earthworks.
- To derive indicative construction costs for budgetary purposes and present costed options where applicable.
- To provide an indicative work programme for the possible phasing and duration of the proposed construction works. This will also indicate when the sports facilities may be available for use.

3 PHYSICAL SITE SURVEY

Craig Parry of TGMS Sports Surface Consultants conducted a detailed site visit on 19th of June 2025 to evaluate current performance of the area, soil types, agronomic condition and drainage potential.

Site location and access:

Mount Road,
Gorton,
Manchester,
M18 7BQ.

The grid reference for the development area is approximately: OSGB 387931,395777.

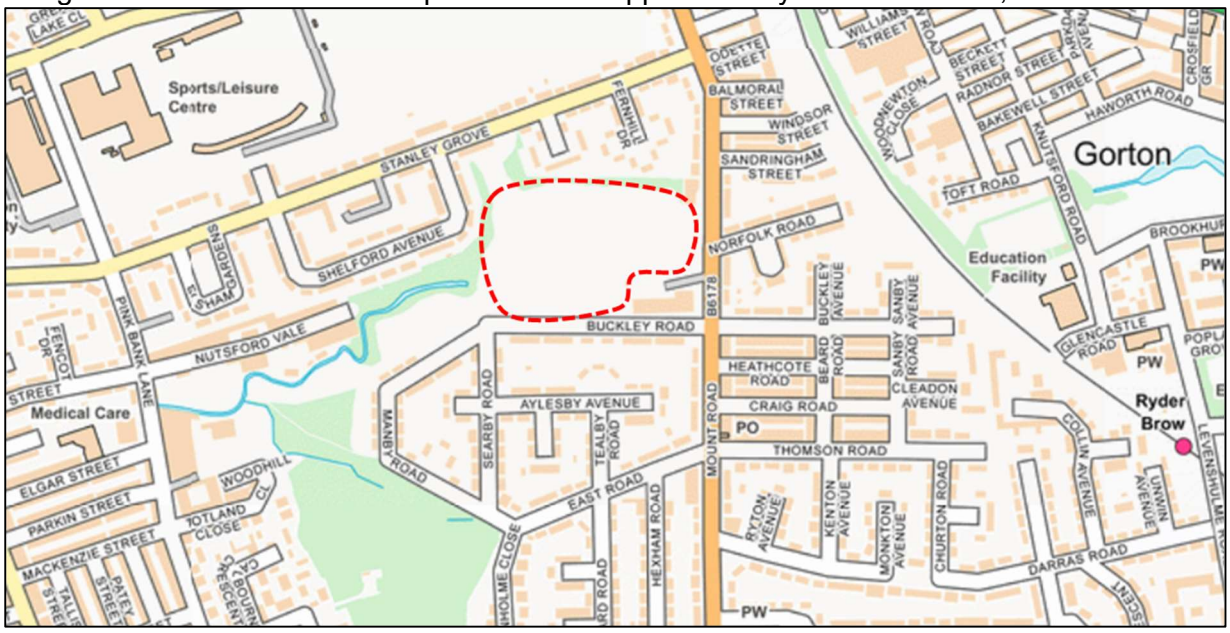


Figure 1. Site location (Red line). Location indicative only and not to scale.

Annie Lees Park is an open space playing field that can be utilised by the public for a variety of outdoor activities such as dog walking. The site is spilt into tiers with the north plateau being the largest of the two. The site previously accommodated 2 Nr football pitches but has not been utilised for sport since circa 2016. Cricket has never been accommodated for on-site; however, the scope of works is to include the provision of 1 Nr 8 wicket square, 1Nr NTP and outfield. There has been significant development of trees on the lower southern tier which could require removal dependant on the preferred layout and site remodelling designated for the playing field.

The site is bounded by residential dwellings to the north, south, and east with an industrial estate to the west.



Figure 2. Existing layout.

Photographs from the site survey walkover are presented in Figures 4 to 9.



Figure 4. Overview towards the north (lower plateau).



Figure 5. Overview towards the south (high plateau).



Figure 6. Overview towards the east (high plateau).



Figure 7. Overview towards the southwest (high plateau).

3.1 Geomorphology and climate

3.1.1 Hydrology

A ditch flows from the east and through the playing field towards the west. The water course is not visible through the playing field; therefore, it is assumed there is a network of pipes is below the playing surfaces which will need confirmation prior to earthworks.

Climate data obtained from the Flood Estimation Handbook (FEH) indicate that the standard-period average annual rainfall (SAAR) is 887 mm/year for this catchment which is above the national average of 855 mm/year and is within the fourth lowest category for the whole of the UK (see Figure 8).

Greenfield runoff rates (Flood estimation handbook) and drainage outfall rates (ADAS method) have been calculated and are presented in Table 1. It is important to note that both rates are based on 1 hectare, and therefore these rates may differ depending on the scope of work. Greenfield runoff rates are less than drainage outfall rates, therefore the installation of a new drainage scheme may require flow limitation or attenuation to manage the discharge rate of any drainage water. These drainage rates are for information only, and more accurate drainage rates will need to be established prior to the design process, depending on the point of outfall and any relevant flow restrictions.

Table 1 Greenfield run off rate (FEH method) and Drainage outfall rates (ADAS 345 Method) for the 6 and 24 hr duration events for the return periods shown (for 1 ha).

Return period	Greenfield Runoff Rate (FEH method) (L/s)	Drainage Outfall Rate (6 hr FEH rainfall event) (L/s)	Drainage Outfall Rate (24 hr FEH rainfall event) (L/s)
1:1	0.87	2.2	3.4
1:30	1.7	5.0	7.4
1:100	2.0	6.3	9.6

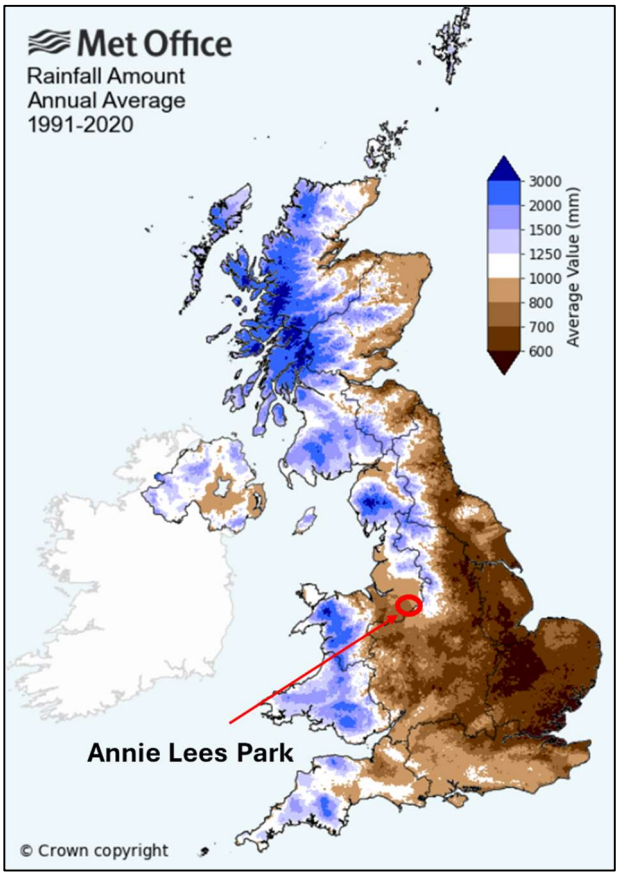


Figure 8. Location of development area within MET office rainfall statistics (1981-2020).

3.1.2 Drainage catchment

Catchment data obtained from the Flood Estimation Handbook (FEH) Web Service indicate that the site forms part of a 7.58 km^2 catchment with an outlet within the playing field.

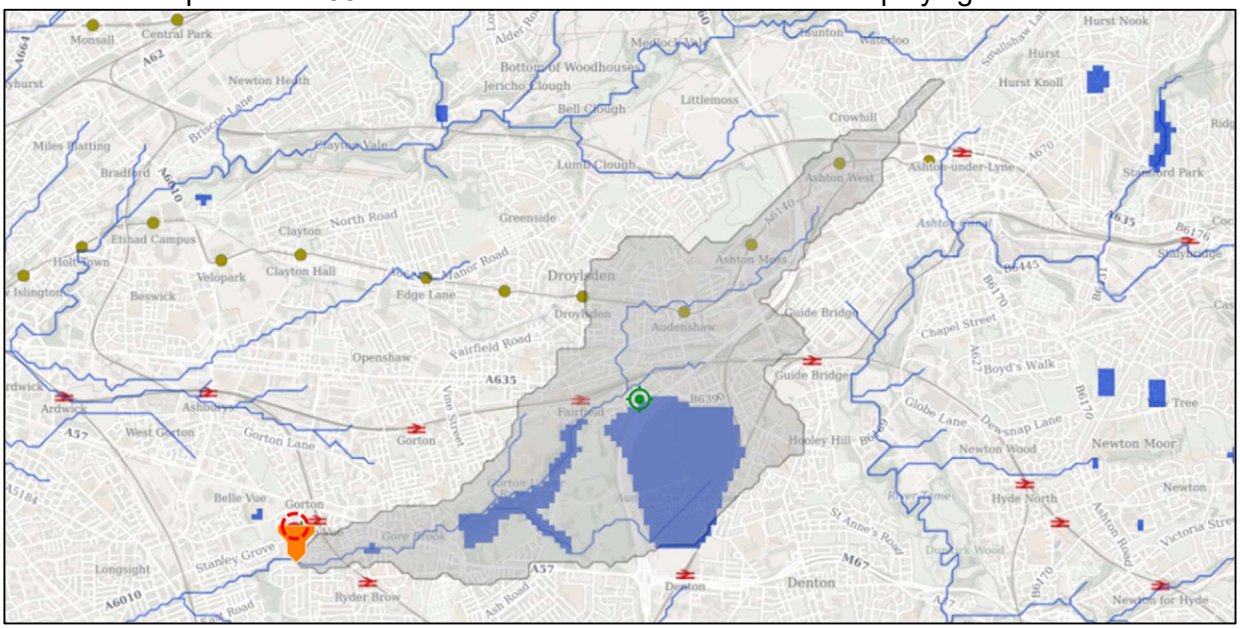


Figure 9. Land drainage catchment (grey polygon) for the site (red circle) and catchment outlet (orange marker).

3.1.3 Risk of flooding from surface water

Based on information obtained from the Environment Agency (EA), the development area is at very low risk (<0.1%) of flooding from surface water.

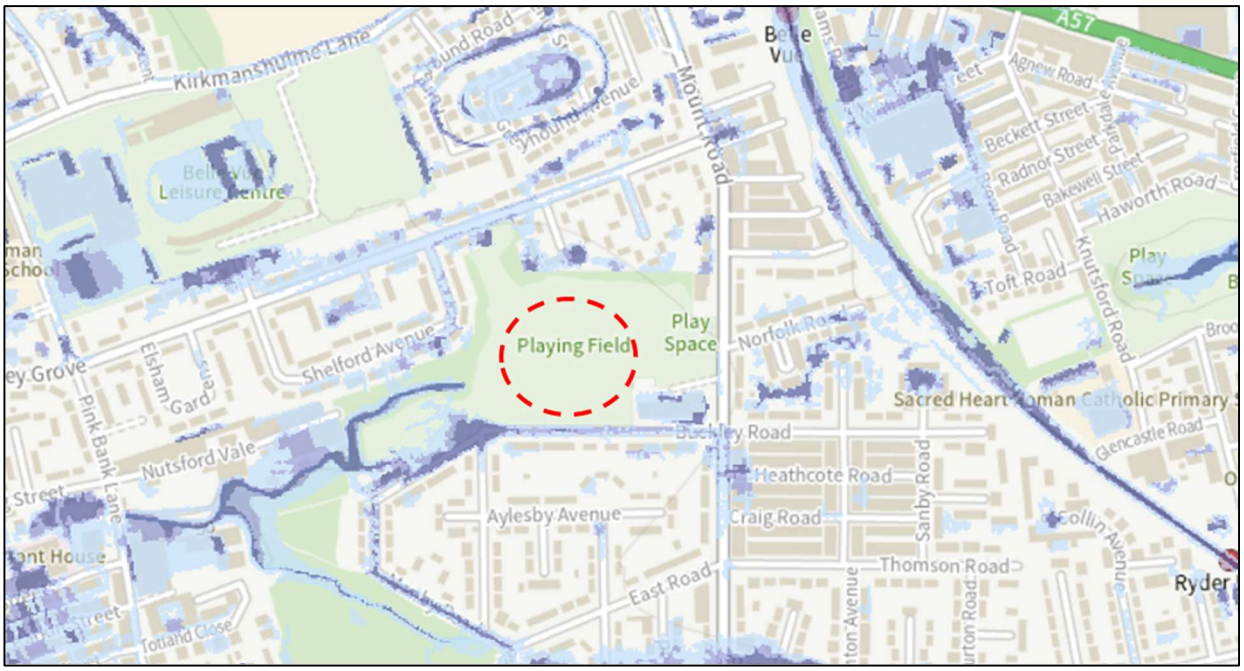


Figure 10. Risk of flooding from surface water

3.1.4 Risk of flooding from Rivers and Seas

Based on information obtained from the Environment Agency (EA), the development area is at very low risk (<0.1%) of flooding from rivers and seas.

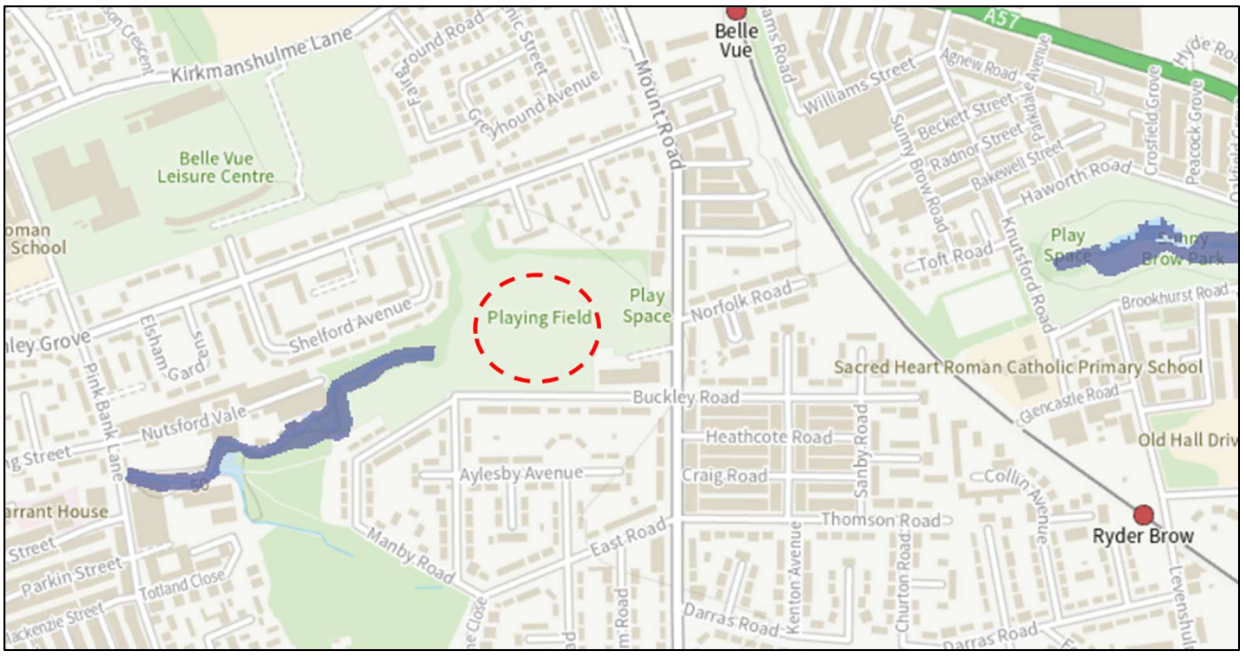


Figure 11. Risk of flooding from rivers and seas

3.1.5 Landfill

Based on information obtained from the Gov.UK, the site is located over a former historic landfill site, which could affect the nature of any significant earthworks. The historic Landfill site is referenced as 10803EAHLD16605, Mount Road Plant Site, Annie Lee Playing Fields, Greater Manchester.

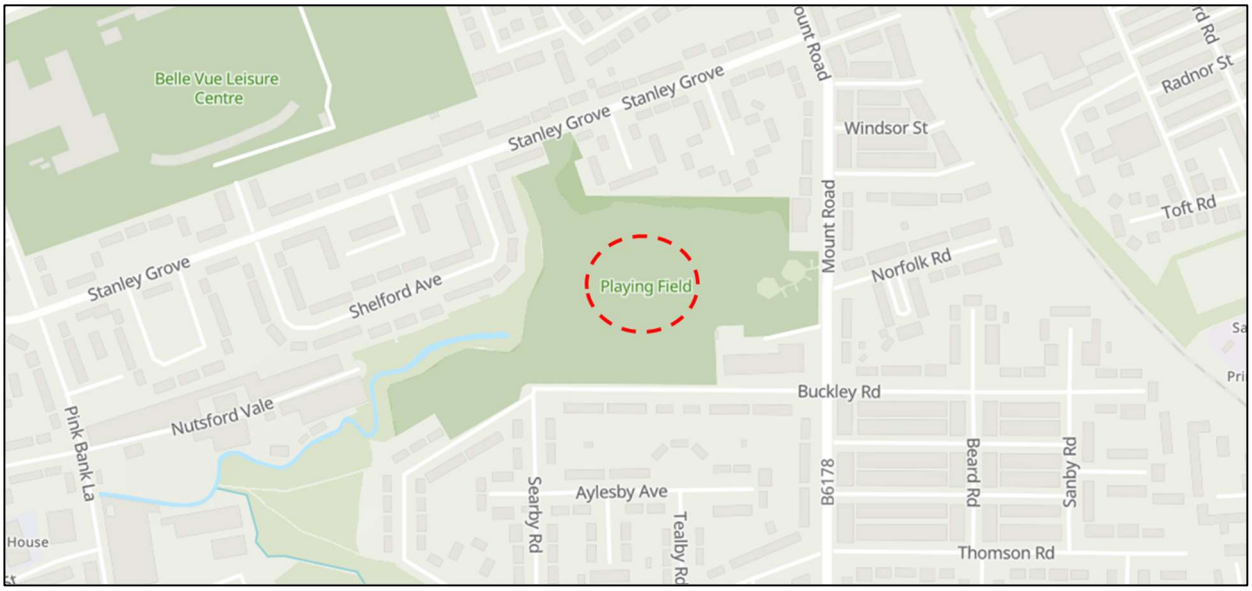


Figure 12. Permitted landfill map.



Figure 13. Historic landfill map.

3.1.6 Groundwater source protection

Based on information obtained from magic.defra.gov.uk, the site is not located within a ground water protection zone total catchment. If it were, this could restrict the construction of a deep bored soakaway (depending upon geology) as a means of achieving drainage outfall from the site should a more convenient means of water disposal not be available.

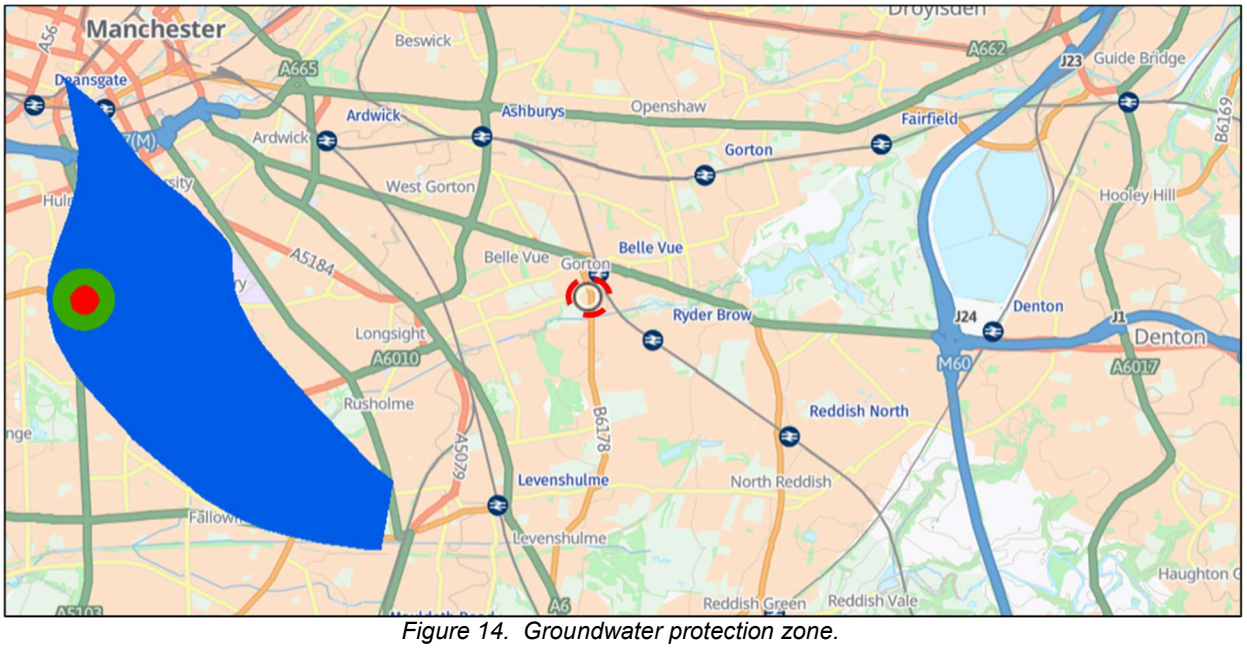


Figure 14. Groundwater protection zone.

Key: = *Inner Zone*
= *Outer Zone*
= *Total Catchment*

3.2 Topographical (levels) survey

An essential aspect of site evaluation and remediation is appropriate utilisation of the site's natural grade (slope) to optimise future earthworks and effect rapid removal of excess water.

Sport England recommends that the maximum slope along the direction of play should not exceed 1.25%. The maximum crossfall should not exceed 2.00%. It is not desirable for both the longitudinal and cross-falls to be at these maximum values.

Topographical data has been provided to TGMS. The existing playing field was observed to fall toward the southwest. The northern plateau falls from a high point of 60.95 A.O.D (Above Ordnance Datum) in the northeast to a low point of 57.39 A.O.D in the southwest equating to an approximate gradient of 1.9%.

The southern plateau falls from a high point of 58.92 A.O.D in the northeast to a low point of 55.15 A.O.D in the southwest equating to an approximate gradient of 2.6%.

Significant undulations were observed across the site, therefor site remodelling would be a prerequisite to improve surface gradients and consistency. Given the site is located on a former historic landfill, it will be crucial to determine the depth to landfill material prior to any earthworks, which may restrict layout options for the site. As a guide, implementing a balanced cut & fill approach, proposed layouts 1 & 2 will require approximately 1 metre cut from the northern plateau to fill the southern plateau and produce Sport England compliant gradients. Proposed layouts 2 & 4 will require cut and fill also but potentially to a lesser extent, however this will need to be investigated further. Specialist advice should be sought regarding the landfill but it is TGMS' opinion that undertaking significant earthworks, in particular cut (reducing the existing level) is not advisable and significant material import to raise levels and avoid cut earthworks would be preferred.

3.3 Proposed layouts

TGMS have provided proposed layouts for the site with pitch provision, dimensions and tree / cut & fill requirements summarised in Table 2 below. Proposed layouts 1 and 2 will require tree removal along the southern boundary and significant earthworks or material import to grade the two plateaux into one, therefore maximising the area of the site. Proposed layout 1 allows for cricket and football pitches compliant with Sport England orientation guidance. Proposed layout 3 only allows for utilisation of the upper plateau if the removal of trees is not feasible with the U11/U12 and U9/U10 pitches being the correct orientation, however the U17/U18 pitch will be west – east therefore non-compliant. Proposed layout 4 provides football pitches if the site is to remain in its existing state of two plateaux but with the removal of trees. The pitch on the upper plateau will be non-compliant with Sport England orientation guidance. Further investigation into existing profile depths / clearance over historic landfill and the addition of potential drainage infrastructure installed into the existing profile will determine which proposed layout is feasible for the site.

Table 2. Proposed layout details

Layout	Total no. of football pitches	Cricket	Football dimensions & No. of pitches	Age group	Tree removal required	Cut and fill	Material import
Proposed layout 1	3	✓	82 m x 50 m (2 no.) 73 m x 46 m (1 no.)	U13/U14 U11/U12	✓	×	✓
Proposed layout 2	6	×	100 m x 64 m (1 no.) 73 m x 46 m (1 no.) 55 m x 37 m (2 no.) 37 m x 27 m (2 no.)	U17/U18 U11/U12 U9/U10 U7/U8	✓	×	✓
Proposed layout 3	5	×	100 m x 64 m (1no.) 74 m x 46 m (3 no.) 55 m x 37 m (1 no.)	U17/U18 U11/U12 U9/U10	×	×	✓
Proposed layout 4	7	×	100 m x 64 m (1 no.) 55 m x 37 m (2 no.) 37 m x 27 m (4 no.)	U17/U18 U9/U10 U7/U8	✓	×	✓

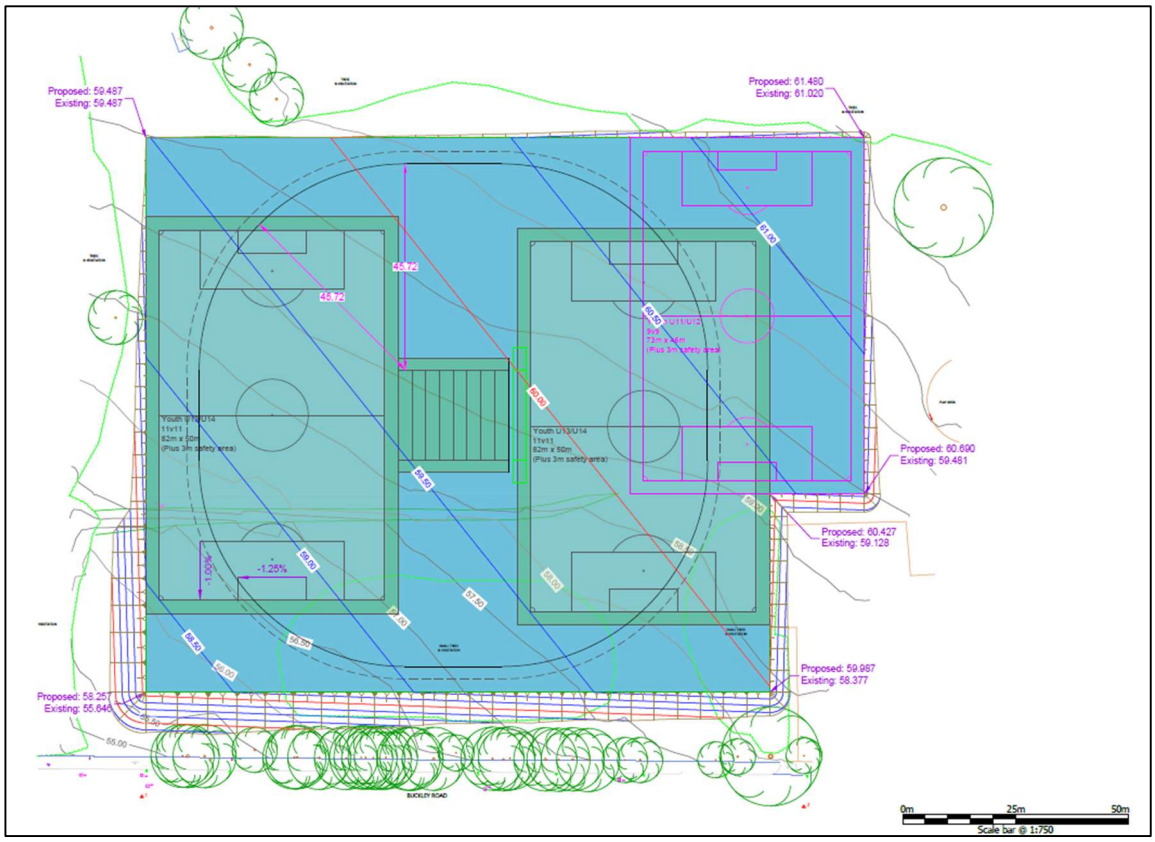


Figure 15. Proposed layout 1 (cricket and football on one plateau).

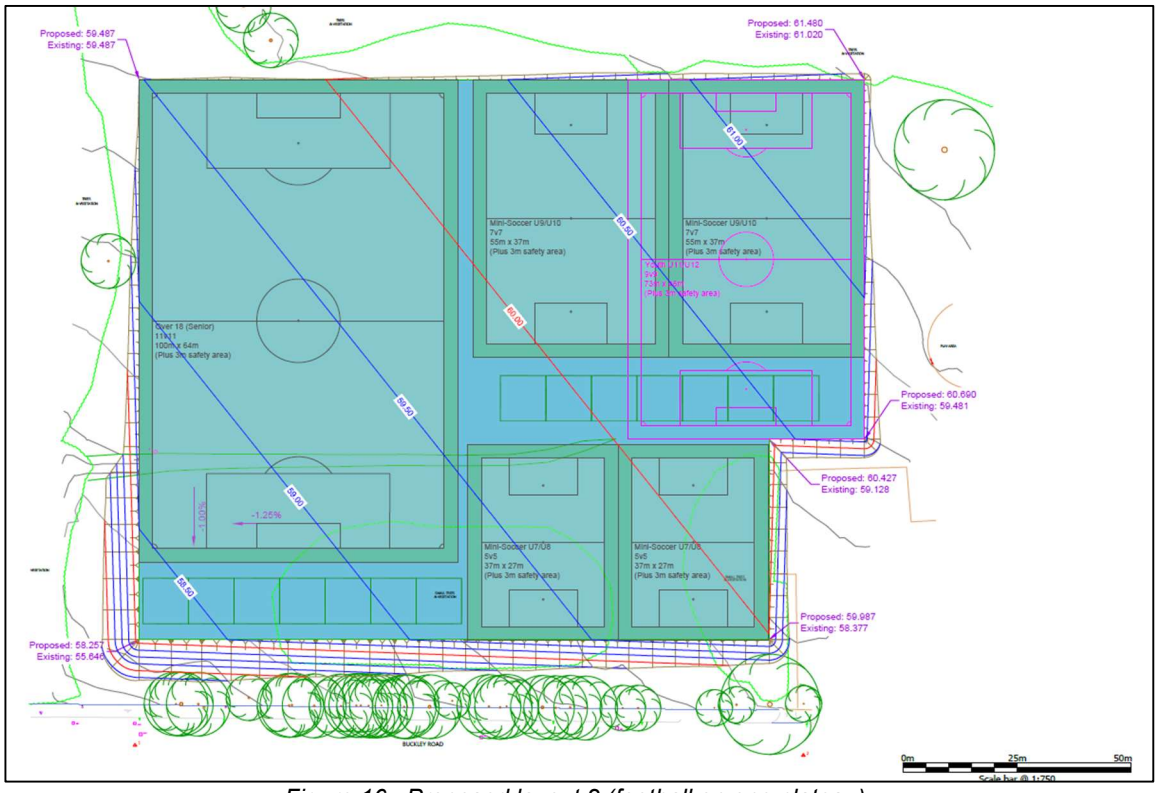


Figure 16. Proposed layout 2 (football on one plateau).

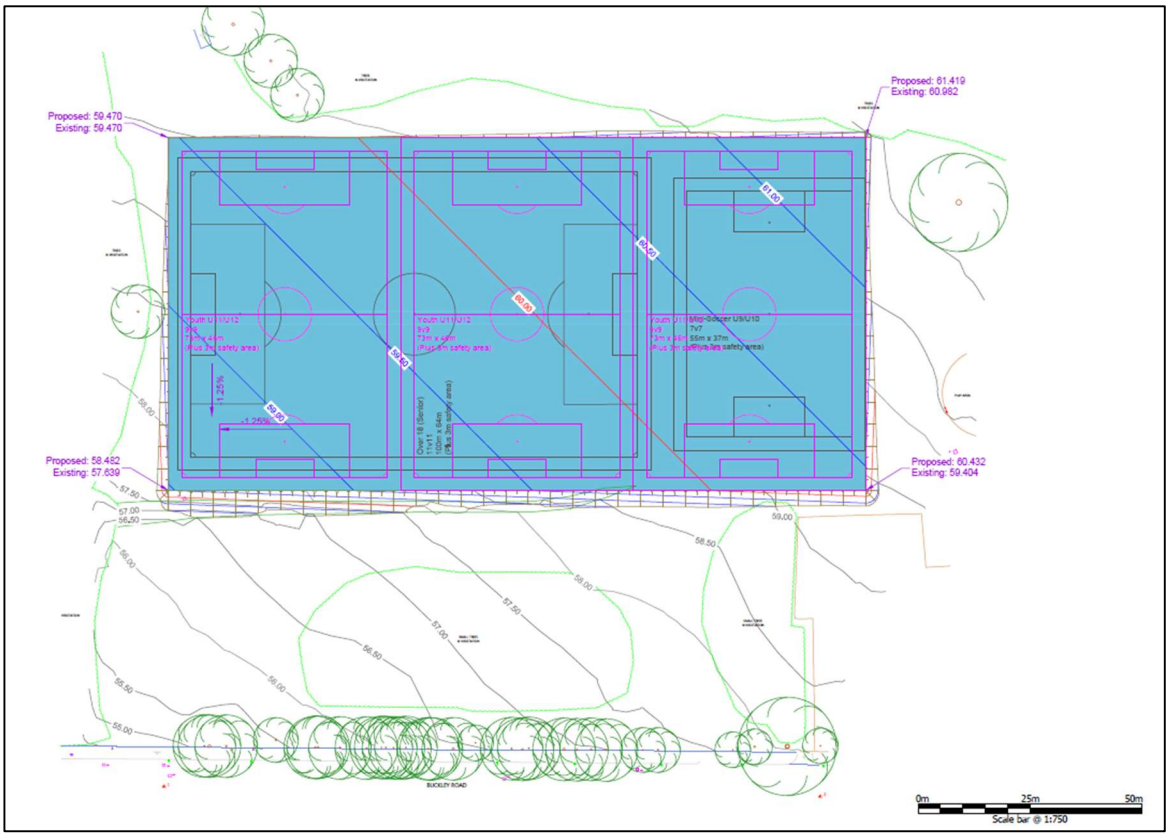


Figure 17. Proposed layout 3 (football - no tree removal)

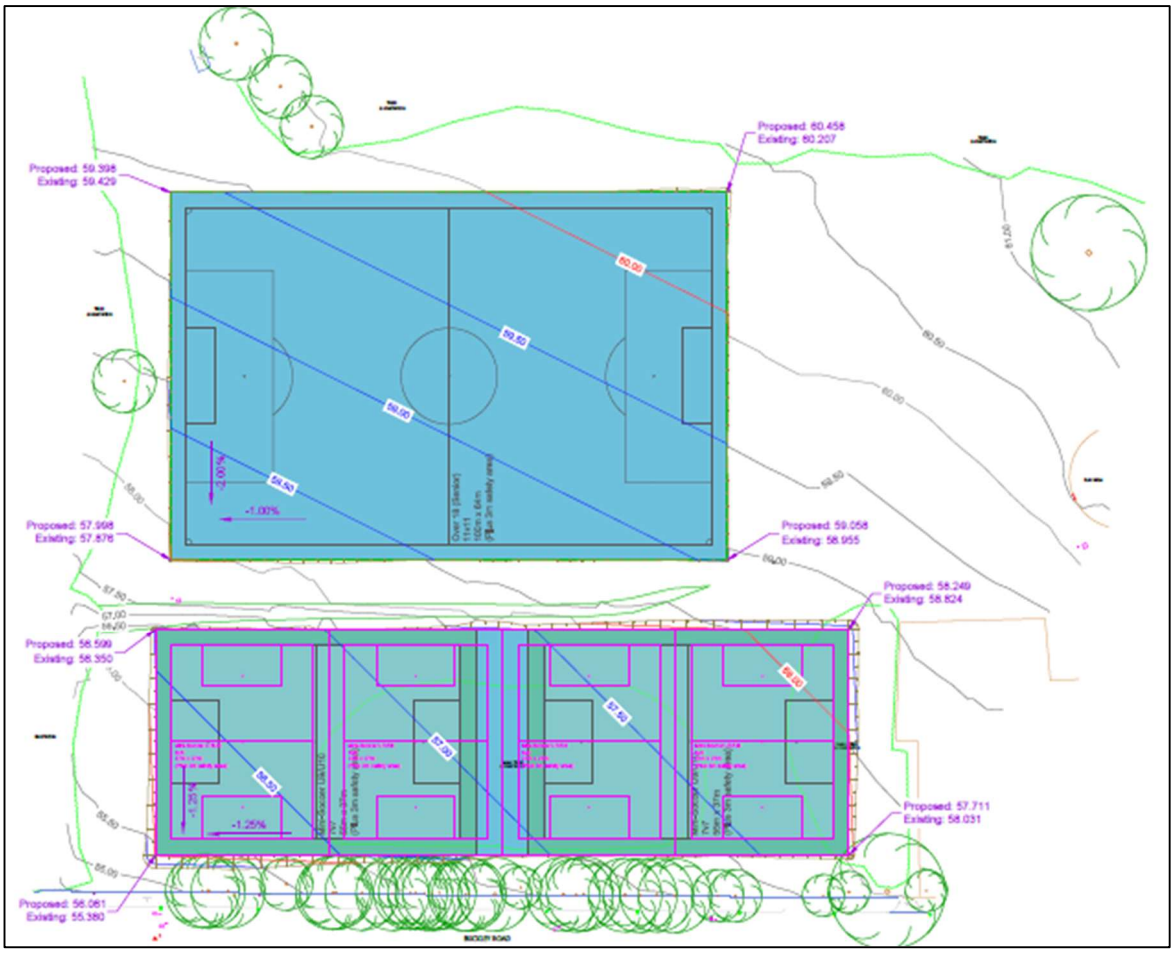


Figure 18. Proposed layout 4 (football – existing site).

3.4 Pitch orientation and dimensions

Sport England has published guidance on optimum pitch orientation for a range of sports predominantly to avoid issues with visibility caused by the setting sun (see Figure 19).

The previous pitch orientation (circa 2016) would be considered as non-compliant with Sport England guidance. Proposed layouts 1-3 would be compliant, the northern pitch on proposed layout 4 would be non-compliant with Sport England guidance (reference Table 2 for orientation).

Table 3. Pitch orientation.

Layout	Orientation
Existing layout	90°
Proposed layout 1	359°
Proposed layout 2	359°
Proposed layout 3	359°
Proposed layout 4	359/90°

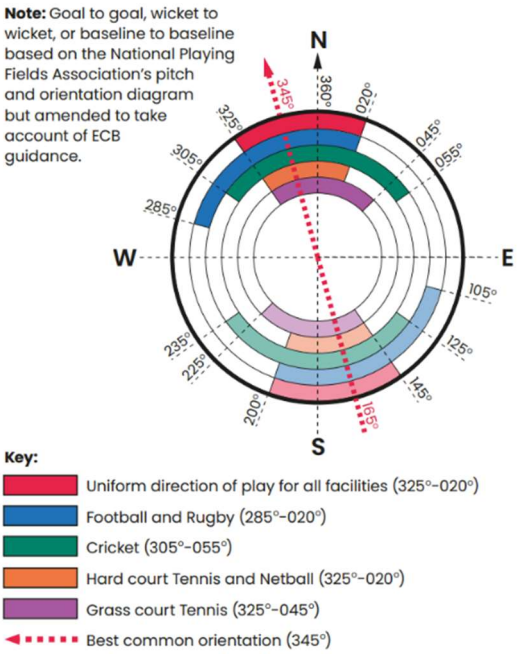


Figure 19. Sport England pitch orientation guidance.

Pitch dimensions have been provided within the proposed layouts. All football pitches are compliant with Sport England/FA guidance.

Reference Table 5 for FA pitch dimension recommendations.

Table 4. Pitch dimensions.

Layout	Dimensions (inc. Run offs)
Existing layout	✓/×
Proposed layout 1	✓
Proposed layout 2	✓
Proposed layout 3	✓
Proposed layout 4	✓
Cricket outfield (layout 1 only)	✓

Table 5. FA pitch size recommendations.

The FA Recommended Pitch Sizes

Age grouping	Type	Recommended size **without** runoff (safety area around pitch) Length x width (metres)		Recommended size **including** runoff (safety area around pitch) Length x width (metres)		Recommended size of goal posts Height x width (metres)	
Mini-Soccer U7/U8	5v5	37	27	43	33	1.83 (6')	3.66 (12')
Mini-Soccer U9/U10	7v7	55	37	61	43	1.83 (6')	3.66 (12')
Youth U11/U12	9v9	73	46	79	52	2.13 (7')	4.88 (16')
Youth U13/U14	11v11	82	50	88	56	2.13 (7')	6.40 (21')*
Youth U15/U16	11v11	91	55	97	61	2.44 (8')	7.32 (24')
Youth U17/U18	11v11	100	64	106	70	2.44 (8')	7.32 (24')
Over 18 (senior ages)	11v11	100	64	106	70	2.44 (8')	7.32 (24')

*If a pitch is to be provided for U13/14 it is recommended that 7 x 21 goalposts are provided. However, it should be noted that 8 x 24 would also be acceptable as not all sites will be able to provide specifically for this age group.

3.4.1 Ball Strike Risk Assessment

Given the proposed layouts, it would be prudent for Southway Housing to commission a cricket and winter sport ball trajectory assessment from Labosport UK to understand the risk of ball strike on adjacent infrastructure and neighbouring properties. This can be commissioned once a final layout has been agreed and is a desk top exercise.

successful-management-of-dual-use-cricket-and-football-sites-12256.pdf (sportengland-production-files.s3.eu-west-2.amazonaws.com)

3.5 Soils and Geology

The soil on site has not been mapped by the Soil Survey of England and Wales due to its urban location, however based on field studies in close proximity to the site, the soil is likely classified as BRICKFIELD 3 association, described as 'slowly permeable seasonally waterlogged fine loamy fine loamy over clayey and clayey soils'.

According to the BGS GeoIndex, the underlying bedrock geology comprises Chester formation – sandstone. The overlying superficial deposits comprise till, Devensian - diamicton.

Publicly accessible records of Boreholes –

eference: SJ89NE960
Name: Neighbourhood office Mount Road Gorton tp6.
Water Well Reference: N/A
Precision: ± 10 METRES
Length (m): 1.3
Date: 1986
Easting: 388030
Northing: 395780.

Borehole arisings comprise topsoil over clayey ashes and made ground.

BGS ID: 937377 : BGS Reference: SJ89NE960

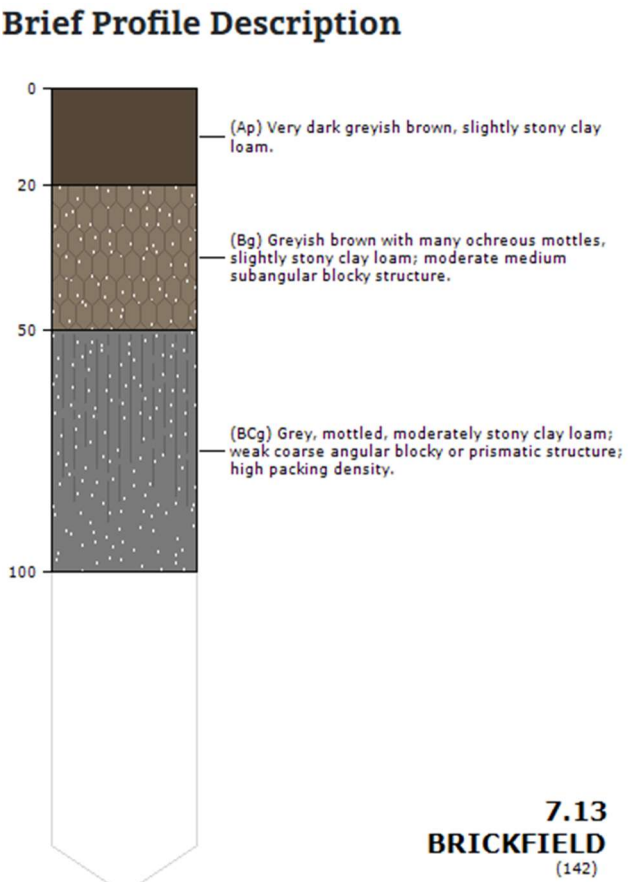


Figure 20. Brickfield profile description

3.6 Soil sampling

3.6.1 Trial Pit Profile Descriptions

Four soil trial pits (TP1 - 4, see Figure 21) were excavated on the existing pitches by hand at targeted locations to characterise the underlying soil profile. Samples of topsoil and subsoil were sent for laboratory analysis to determine soil texture, pH and nutrient status from trial pits 1, 3 and 4.



Figure 21. Soil trial pit locations – orange circles donate infiltration testing.

3.5.2 Infiltration

Infiltration was measured using infiltrometer rings to measure the velocity or speed at which water enters the soil profile. Soils with high percentages of clay are inclined to have poor infiltration due to the smaller pore spaces (typical of clay dominated soils) restricting water transit. Conversely, sandier soils benefit from increased infiltration given the larger pore spaces between the particles. Soils containing fines such as very fine sands and silts have the propensity to migrate and block larger pore spaces associated with water transmission which can adversely affect infiltration rates. Two sets of infiltration rings were used to determine an average (See Figure 21, red ring for location).

Table 6. Infiltration results

Location		Inf 1	Inf 2	Inf 3	Average
1	Drop (mm)	11	13	12	72 mm/hr
	Time (mins)	10	10	10	
	Rate (mm/hr)	66	78	72	

The topsoil at the time of testing delivered moderate infiltration rates, exceeding Sport England guidelines of >5 mm/hr. Upon excavation of the trial pits, the topsoil was in a moisture deficit and exhibiting a dry and friable texture. Soil moisture content will change considerably when evapotranspiration decreases and precipitation increases and soils become saturated through the winter months, therefore is not an accurate reflection of the overall performance of the soil through the entirety of the year. Additionally, any construction compaction when utilising heavy machinery will negatively affect soil structure, in turn reducing infiltration rates further.

				
Topsoil depth	0-200 mm	0-200 mm	0-200 mm	0-200 mm
Topsoil texture	Sandy Silt Loam	Sandy Silt Loam	Sandy Silt Loam	Sandy Loam
Stones	High stone content	High stone content	High stone content	High stone content
Thatch content	20 mm	20 mm	20 mm	20 mm
Subsoil texture and depth	Sandy Loam/ made ground 200-700mm	Sandy Loam/ made ground 200-700mm	Sandy Loam/ made ground 200-700mm	Sandy Loam/ made ground 200-700mm
Groundwater	None encountered	None encountered	None encountered	None encountered
Ground cover	Ryegrass, meadowgrass, weeds	Ryegrass, meadowgrass, weeds	Ryegrass, meadowgrass, weeds	Ryegrass, meadowgrass, weeds
Surface level uniformity	Undulations exceeding SE guidance	Undulations exceeding SE guidance	Undulations exceeding SE guidance	Undulations exceeding SE guidance

3.6.2 Soil Texture, pH and nutrient status.

Laboratory analysis of soil texture was similar to field observations (see Tables 7 and 8).

Table 7. Soil Texture (Sand 2.00 mm – 0.063 mm; Silt 0.063 mm – 0.002 mm; Clay <0.002 mm).

Trial Pit	Depth (m)	Sand (%)	Silt (%)	Clay (%)	Total (%)	Gravel (%)	Classification
1	0.000 – 0.200	48.5	38.8	12.7	100	7.6	SANDY SILT LOAM
1	0.200 – 0.700	54.3	38.7	7.0	100	32.7	SANDY LOAM
3	0.000 – 0.200	48.9	33.6	17.5	100	0.8	SANDY SILT LOAM
4	0.000 – 0.200	53.7	32.1	14.2	100	4.6	SANDY LOAM

Table 8. Topsoil particle size distribution TP1, 3&4.

Trial pit	Very coarse sand %	Coarse sand %	Medium sand %	Fine sand %	Very fine sand %	Silt %	Clay %
1	4.0	4.3	11.9	12.7	11.0	35.8	11.7
3	1.6	3.8	12.3	16.9	14.0	33.2	17.4
4	2.4	4.6	12.7	17.9	14.2	30.7	13.5

Please note: Gravel is mathematically removed from calculations in Table 5 which equates to slight differences in particle fractions in comparison to Particle Size Distribution.

3.6.3 Topsoil pH and nutrient status

The results from an analysis of the pH and nutrient status of the samples of topsoil sent to contract laboratory are appended with a summary presented in Table 9.

Table 9. Topsoil nutrient and pH results.

Trial pit	Horizon	pH	Phosphorus (ppm)	Index	Potassium (ppm)	Index	Magnesium (ppm)	Index
TP 1	Topsoil	5.1	20	2.4	157	2.3	100	2.9
TP 3	Topsoil	5.4	9	0.9	83	1.4	106	3.1

Indices of 2 - 4 indicate that there is sufficient supply of any nutrient. With reference to Table 5, the nutrient status of Phosphorus is very low, and potassium is low in trial pit 3. The use of fertilisers to increase Phosphorus and Potassium should be considered in future maintenance. Soil pH ranges from 5.1 – 5.4 and is classed as acidic. Applications of calcareous lime or calcified seaweed should be integrated at construction phase to increase pH levels to suit the cultivation of perennial ryegrass.

3.6.4 Soils summary

In summary, the existing pitches are characterised by a SANDY LOAM/ SANDY SILT LOAM topsoil overlying SANDY LOAM subsoil.

SANDY LOAM soil in a well-structured condition is desirable for playing field construction as it is associated with moderate natural drainage rates however this soil type is also susceptible to compaction and so routine decompaction operations will need to be conducted as part of the ongoing agronomic maintenance schedule.

The silt content in the top and subsoil is classed as high. Silt particles have a propensity to migrate through the soil matrix and block larger soil pores that are associated with drainage and aeration unlike sand particles which are too large, or clay particles which, although very small, are electrically bonded to each other thereby creating much larger, stable aggregates. This relatively high silt content will gradually reduce the effective life of any land drainage scheme that is installed, but this can be mitigated to some extent by routine maintenance involving regular (annual) clearing of silt traps.

The ramifications of construction compaction and the handling of materials will impact the rate at which water moves downwards through the soil profile, particularly during the winter months when the rate of precipitation exceeds that rate at which water is removed through natural

drainage or evapotranspiration. This leads to saturated conditions at the surface, which may prevail throughout the winter. In extreme circumstances, this is manifest by standing water at the surface, but more typically, the playing surface becomes prone to excessive wear and tear and the grass sward suffers due to poor aeration status (i.e. the soil pores that are normally air-filled become filled with water leading to anaerobic conditions); in order for grass to thrive, at least 10% of the soil volume should comprise air-filled pores.

In order to correct this situation upon construction of the sports pitches, consideration should be given to the installation of a surface by-pass drainage system. These systems work by intercepting rainwater at the surface before it has had an opportunity to soak into the soil profile and then removing this water to a system of piped drains. Typical systems would comprise sand grooves or bands (Figure 22) linked into a system of lateral drains beneath the playing field.

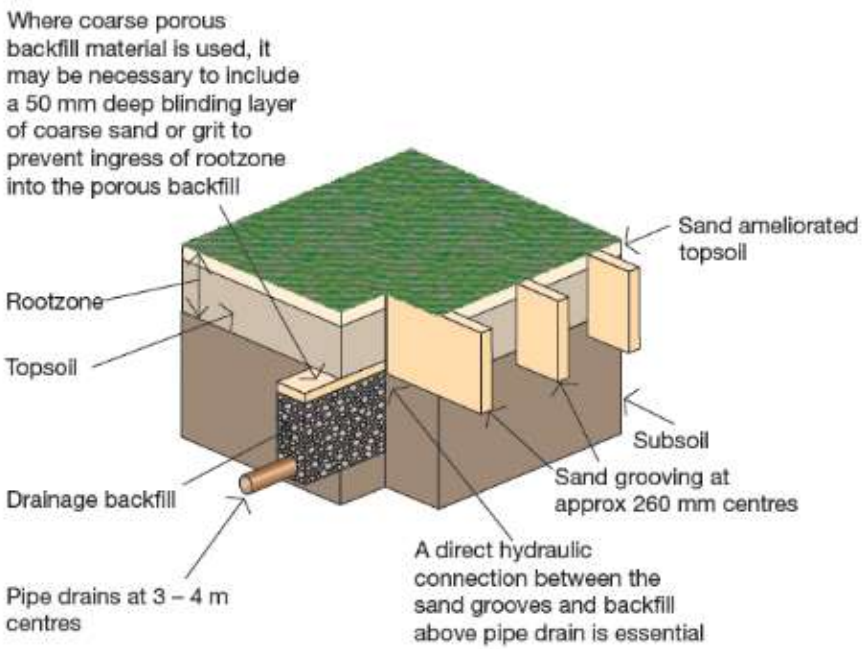


Figure 22. Typical sand groove-based surface by-pass drainage system (Ref: Sport England Design Guidance Note "Natural Turf for Sport", 2025).

3.6.5 Issues with Stone Content

Observations during the site visit identified a high stone content and sharps within the trial pits with evidence of made ground within the subsoil.



Figure 23. Typical stone content.



Figure 24. Typical sharps content.

Methods to deal with stones during construction works include stone burial, stone removal and topsoil screening. Each method has limitations and complete stone removal is neither practical nor possible.

Significant de-structuring of the soil can occur through intensive stone removal/screening operations, which can inadvertently decrease infiltration rates of the indigenous soil without significant de-compaction works. Due to the methodology for stone burying/picking, only stones over certain dimensions can be effectively buried/removed, often leaving smaller sharp-edged flints on or near the surface. It is these stones that can cause significant injury in the form of cuts and abrasions.

The only method that will potentially mitigate the risk of stones is the importation of a screened topsoil, rootzone or sand layer (to act as a buffer) to be spread across the entirety of the site. This is an expensive process and costs associated with this operation are presented in the indicative development/cost option.

3.7 Existing drainage infrastructure and outfall

Existing pitch drainage was not evident onsite.

A ditch which flows from the east of the site, beneath the pitches and out towards the west. Depending on site remodelling and gradients, this could be utilised as a potential outfall. The Client must of confirm the point of outfall for any new pitch construction, whilst obtaining permissions for the discharge of drainage water.



Figure 25. Overview of outfall infrastructure.

3.8 Agronomic condition (existing playing field)

The vegetative cover was noted as ~80% across the plateau and predominantly comprised Perennial ryegrass (*Lolium perenne*), with a significant amount of Annual meadow grass (*Poa annua*). Weed content was >5% and above Sport England guidance and included Clover (*Trifolium repens*), Dandelion (*Taraxacum officinale*) and Plantain (*Plantago major*). Sward height was ~100 mm with a root depth exceeding 110 mm in length. Micro levels present would exceed Sport England guidance of < 20 mm under a 2 m straight edge.

Thatch levels were above guidance and ~20 mm. Thatch, if left to manifest can cause issues with infiltration whilst providing an environment for less desirable grasses and disease. Desirable thatch content should be <10%.



Figure 26. Typical sward content.



Figure 27. Typical thatch levels.



Figure 28. Straight edge reading



Figure 29. Overview of sward height.

3.9 Site usage

It is difficult to predict with any accuracy the likely usage levels in hours of play achievable if the sports area were to be constructed with a new drainage scheme installed as this depends on local weather conditions, schedule of use, age of participants and the quality of the on-going maintenance, however, Sport England considers the following to represent a reasonable estimation (Ref: Natural Turf for Sport, 2000, ISBN 1 86078 103 9 – 3rd edition 2025).

Table 10. Sport England estimated usage levels.

Drainage status	Adult weekly use* (hours)
Undrained	Under 2
Pipe-drained	2 - 3
Pipe-drained with mole drains	2 - 4
Pipe-drained with sand grooves	3 - 6
Pipe-drained with slit drains	3 - 6
Pipe-drained with topsoil and drainage layer	3 - 6
Pipe and slit drained	3 - 6
Pipe-drained with suspended water table	4 - 6

*The usage levels shown will increase by ~50 % for players 15 years of age and under.

Usage for the existing site is difficult to determine given the site is open for public use.

Post construction it is estimated that the pitch should accommodate 3-6 hours of usage per week (noting a 50% increase for ages 15 and under) based on a Sport England Type 4 as a minimum being sufficient comprising a primary drainage scheme and sand grooves.

3.10 Performance Quality Standards (PQS)

Performance Quality Standards (PQS) provide a recommended minimum quality standard for the construction and maintenance of natural turf pitches and have now been adopted by Sport England and Governing Bodies of Sport.

Sport England has produced a pro forma for summarising the condition of natural turf sports pitches by conducting a Performance Quality Standard assessment and comparing the results for a given site against minimum standards. The results of this assessment are presented in Appendix I and summarised below.

The existing site audited for Southway Housing passes 3 elements (of 8 measured) of Sport England's Performance Quality Standards; they are: ground cover, water infiltration and slope.

Summary of Performance Quality Standards presented in Appendix I

Client:	Southway Housing.	Physical Site Survey date:	19th June 2025
Project Title:	A feasibility study for the construction of natural turf sports surfaces at Annie Lees Park, Mount Road, Gorton, Manchester, M18 7BQ.		

ELEMENT	LIMITS	METHOD OF TEST	Visit 1
Ground cover %	>70 for SH 25-30 >80 for SH 30-35	BS 7370: P3 A6	✓
Broad-leaved weeds %	<10	BS 7370: P3 A6	x
Sward height mm	20-60 PS 20-75 SM	BS 7370: P3 A3	x
Thatch depth mm	<5	BS 7370: P3 A7	x
Hardness in g	35-200	Method of test using a 0.5 kg Clegg Impact Hammer from a drop height of 0.55 m	n/a
*Water infiltration rate mm h^{-1}	>5mm	BS 7370: P3 A8	✓
Evenness (2 metre straight edge)	<20 mm	BS 7370: P3 A6	x
Slope: Direction of play Across play	<1.25% <2.00%	BS 7370: P3 A5	✓
pH value	5.5 – 7.5	ISO 10390	x
GUIDANCE FOR ROOTZONE LAYER			
Maximum diameter (stones)	<32 mm	Particle Size Distribution	x

3.11 Other items

Issues which can arise from natural grass pitch construction can be summarised as follows:

- **Services** – It is recommended that the client obtains up to date service plans of the site prior to any development works. It is important to note that the presence of services may inhibit the scope of works, this is particularly pertinent if drainage works are to be implemented.

- **Planning permission** – Where cut and fill earthworks or drainage are required, it may be prudent to obtain guidance from the local planning department as to whether planning permission is necessary.

- **Irrigation** – The construction of natural grass pitches relies on optimal weather conditions to aid germination and grass plant establishment. In some cases, when construction is carried out in summer and during drought conditions, supplementary irrigation may be required, the costs of which should be factored into the budget. It is the

responsibility of the Client to provide sufficient irrigation during the duration of project construction phase and subsequent maintenance phase.

- **Outfall** – When discharging into existing drainage infrastructure or natural water courses, it may be necessary to obtain the relevant permissions including discharge consents and/or land drainage consent from the Environment Agency, landowner or local authority. These procedures can significantly delay proceedings, and prior investigation may be necessary at feasibility stage. It is the responsibility of the Client to obtain the appropriate consents.

- **Maintenance scheme** – With any development, it is imperative that a well-structured intensive maintenance programme is implemented to maintain the pitch following large scale investment. Failure to implement the recommended maintenance operations will result in a deterioration of pitch condition and subsequent availability for use.

- **Settlement of drain lines** – Land drains can be prone to differential settlement (i.e. there can be some sinkage of the drain lines, particularly in high clay areas which is pertinent to the development area) as the soil surrounding the drainpipe dries out and shrinks; this is perfectly normal in new constructions. Whilst topping up drain lines is usually covered by the Contractor during the first 12-months following construction, it is possible that drains may continue to sink to some extent after this time. Therefore, there should be some allowance within the maintenance programme to ensure that drains are kept topped up.

- **Secondary drainage** – Secondary drainage relies on annual topdressing to maintain a direct hydraulic connection between the surface and piped infrastructure, the costs of which can be approximately £3-4k per annum (per pitch). This should be factored into yearly budgets to optimise the efficacy of the land drainage scheme.

4 EXECUTIVE SUMMARY

1 **Objective:** A feasibility study for the construction of natural turf sports surfaces at Annie Lees Park, Mount Road, Gorton, Manchester, M18 7BQ.

2 **Site visit:** A detailed site visit was conducted by Craig Parry of TGMS on the 19th of June 2025.

3 **Hydrology:** A ditch flows from the east and through the playing field towards the west. The water course is not visible through the playing field; therefore, it is assumed there is a network of pipes is below the playing surfaces which will need confirmation prior to earthworks.

Climate data obtained from the Flood Estimation Handbook (FEH) indicate that the standard-period average annual rainfall (SAAR) is 887 mm/year for this catchment which is above the national average of 855 mm/year and is within the fourth lowest category for the whole of the UK.

4 **Greenfield run off:** Greenfield runoff rates are less than drainage outfall rates, therefore the installation of a new drainage scheme may require flow limitation or attenuation to manage the discharge rate of any drainage water.

5 **Flood risk:** The risk of flooding from surface water and rivers and seas is modelled as very low risk for the site.

6 **Landfill:** Based on information obtained from the Gov.UK, the site is located over a former historic landfill site, which could affect the nature of any significant earthworks. The historic Landfill site is referenced as 10803EAHLD16605, Mount Road Plant Site, Annie Lees Playing Fields, Greater Manchester.

7 **Ground water source protection:** The site is not located within a Ground Water Protection Zone.

8 **Topography**: Topographical data has been provided to TGMS. The existing playing field was observed to fall toward the southwest. The northern plateau falls from a high point of 60.95 A.O.D (Above Ordnance Datum) in the northeast to a low point of 57.39 A.O.D in the southwest equating to an approximate gradient of 1.9%. The southern plateau falls from a high point of 58.92 A.O.D in the northeast to a low point of 55.15 A.O.D in the southwest equating to an approximate gradient of 2.6%.

9 **Proposed layout:** TGMS have produced four proposed layouts which are dependent on how the site is remodelled. The removal of trees will be required for Proposed layouts 1, 2 & 4. Significant site remodelling (cut and fill earthworks/ material importation) will be required for Proposed layouts 1 & 2, which may be restricted, given the site lays on a historic landfill site.

9 **Pitch orientation:** The previous pitch orientation (circa 2016) would be considered as non-compliant with Sport England guidance. Proposed layouts 1-3 would be compliant, the northern pitch on proposed layout 4 would be non-compliant with Sport England guidance.

10 **Pitch dimensions:** Pitch dimensions have been provided within the proposed layouts. All football pitches and cricket (option 1 only) are compliant with Sport England/NGB guidance.

Ball strike risk assessment: Given the proposed layouts, it would be prudent for Southway Housing to commission a cricket and winter sport ball trajectory assessment from Labosport UK to understand the risk of ball strike on adjacent infrastructure and neighbouring properties. This can be commissioned once a final layout has been agreed and is a desk top exercise.

11 **Geology:** The soil on site has not been mapped by the Soil Survey of England and Wales due to its urban location, however based on field studies in close proximity to the site, the soil is likely classified as BRICKFIELD 3 association, described as ‘slowly permeable seasonally waterlogged fine loamy fine loamy over clayey and clayey soils’.

12 **Infiltration:** The topsoil at the time of testing delivered moderate infiltration rates, exceeding Sport England guidelines of >5 mm/hr. Upon excavation of the trial pits, the topsoil was in a moisture deficit and exhibiting a dry and friable texture.

13 **Nutrients and pH**: The nutrient status of Phosphorus is very low, and potassium is low in trial pit 3. The use of fertilisers to increase Phosphorus and Potassium should be considered in

future maintenance. Soil pH ranges from 5.1 – 5.3 and is classed as acidic. Applications of calcareous lime or calcified seaweed should be integrated at construction phase to increase pH levels to suit the cultivation of perennial ryegrass.

14 **Soils:** In summary, the existing pitches are characterised by a SANDY LOAM/ SANDY SILT LOAM topsoil overlying SANDY LOAM subsoil.

15 **Stones:** Observations during the site visit identified a high stone content and sharps within the trial pits with evidence of made ground within the subsoil.

16 **Existing drainage:** Existing pitch drainage was not evident onsite.

17 **Outfall**: A ditch which flows from the west of the site, beneath the pitches and out towards the east. Depending on site remodelling and gradients, this could be utilised as a potential outfall. The Client must of confirm the point of outfall for any new pitch construction, whilst obtaining permissions for the discharge of drainage water.

18 **Agronomy:** The vegetative cover was noted as ~80% across the pitches and predominantly comprised Perennial ryegrass (Lolium perenne), with a significant amount of Annual meadow grass (Poa annua). Weed content was >5% and above Sport England guidance and included Clover (Trifolium repens), dandelion (Taraxacum officinale) and Plantain (Plantago major). Sward height was between 100 mm with a root depth exceeding 110 mm in length. Micro levels present would exceed Sport England guidance of < 20 mm under a 2 m straight edge.

19 **Site usage:** Usage for the existing site is difficult to determine given the site is open for public use.

Post construction it is estimated that the pitch should accommodate 3-6 hours of usage per week (noting a 50% increase for ages 15 and under) based on a Sport England Type 4 as a minimum being sufficient comprising a primary drainage scheme and sand grooves.

20 **Performance Quality Standards:** The existing site audited for Southway Housing pass 3 elements (of 8 measured) of Sport England's Performance Quality Standards; they are: ground cover, water infiltration and slope.

4.1 Development options

The objective of the feasibility study was to investigate the site to determine development options for the construction of proposed football pitches, cricket square and non-turf pitch and outfield. Four layout options have been produced by TGMS which all entail site remodelling. Areas (m^2) for each development costs are approximated and can be adjusted pro rata should the area increase or decrease.

Without knowledge of the subsoil depths over the historic landfill, cut and fill operations and drainage installation would be deemed as **high risk**. Topsoil strip and subsoil material import to raise the plateaux into one, whilst an expensive process would be considered an appropriate option, however significant material would need to be imported to produce the requisite levels. Import would leave the landfill covered reducing the chances of localised settlement if disturbed following earthworks and decreases the health and safety implications of uncovering materials that are unknown. Southway Housing would be required to undertake a detailed investigation into subsoil depths and landfill material prior to any site remodelling at Annie Lees Park.

Cut and fill earthworks or significant soil importation, and in particular the movement of plant machinery, impacts negatively on soil structure through construction compaction, imparting stress on the soil which causes densification and displacement of air from the pores between the soil particles which would normally be associated with air and water movement. When soils are compacted, the water infiltration rate is reduced which can result in saturated surface conditions, increased wear and tear and a large decrease in carrying capacity and usability of the pitches. To alleviate the effect of these issues, it is industry practice to install a primary and secondary drainage scheme to intercept surface water as efficiently as possible and convey it to a piped system below the surface and away to a point of outfall.

TGMS have monitored natural turf reinstatements which have been constructed through earthworks and in the absence of drainage. In our experience, the pitches have never performed well and have often been unplayable for extended periods of time (weeks to months) particularly during winter. The likely issues to be encountered following pitch construction through cut and fill earthworks in the absence of drainage are as follows:

- Waterlogged playing conditions following spells of inclement weather; saturated surface conditions will take far longer to return to playable surface conditions in the absence of a land drainage scheme, compared with pitches that incorporate an efficient drainage system.

- Increased susceptibility to wear and tear which is exacerbated by poor drainage status, leading to de-structured surface conditions (mud) and very poor playability.

- Potential ingress of undesirable grass species due to favourable surface conditions (wet).

- Loss of surface levels due to soil de-structuring, a reduction in shear strength and low traction.

- Wet pitch conditions mean that agronomic maintenance operations can only be conducted when the surface is trafficable, rather than when the operations are needed, thereby contributing to accelerated degradation of surface conditions through compaction and smear.

It is important to note that soil structure will improve over time through shrink swell of the soils creating cracks and fissures, plus faunal movement i.e., earthworms, however for pitches to re-develop sufficient soil structure in order to drain efficiently in the absence of drainage scheme may take years, if not decades.

Therefore, the following development option is recommended for the construction and reinstatement of the natural turf pitch.

Please note: the following is not a detailed design specification; these are options for consideration at the feasibility stage. TGMS will only warrant a full design specification following the production of a specification of method, materials, and performance outcomes.

4.1.1 Development option proposed layouts 1 - 4: site remodelling, installation of a primary drainage system @ 4 metre centres and secondary bypass scheme (sand grooves) – Winter sports pitches only.

The works would comprise the following:

- Site vegetation removal.
- Topsoil strip and storage.
- Subsoil importation
- Cut and fill earthworks
- Topsoil return and grading.
- Installation of a pipe drainage scheme at 4 metre centres.
- Stone picking.
- Rootzone carpet installation (50 mm stone mitigation).
- Fertilisation and seeding.
- Installation of secondary drainage (sand grooves into an established sward).
- Reinstatement of damage.
- As-built survey, O&M Manual and H&S File.

4.1.2 Agronomic maintenance to handover

Depending on the construction timetable, it is possible that on-going maintenance will be required for the first 12-months following completion of the construction works. This would include the following items:

- Mowing
- Fertiliser application
- Herbicide (if required)
- Overseeding
- Aeration
- Pesticide/Fungicide application (if required)
- Sand top dressing

Important, please note: It is recommended that following this type of construction, the area is maintained for a period of 12 months without use prior to handover back to the Client. This is to ensure the recipient receives the surfaces in the correct condition and the contractor has the necessary time to implement all specified operations.

4.1.3 Cricket square construction (option 1)

Based on the findings from the site investigation, the following development option is recommended: It should be noted that the works and costs detailed below relate to the construction of an 8-pitch natural grass cricket square (approx. 490 m^2).

- Strip the topsoil – Following outfield works. Excavate 125 mm depth to disposal on site.
- Earthworks – Undertake earthworks to create new surface levels, consolidate sub-base for the importation of cricket loam.
- Drainage – Installation of a ring drain surrounding the new cricket square linked to the outfield drainage scheme.
- Cricket Loam – Importation of 150 mm approved cricket loam in layers not more than 50 mm and keyed into sub-base.
- Consolidate – Consolidate levels and grade to meet final surface requirements.
- Prepare seed bed – Cultivate, pre-seed fertiliser application and seed with sports specific perennial ryegrass.

- Installation of a water supply – Iit is imperative that a working water supply is installed adjacent to the cricket square to allow for safe preparation of the cricket square for use. In the absence of water, cricket square performance can be dangerous. The water supply must be a WRAS Category 5 compliant irrigation system.

This method of construction will ensure that the new cricket square is slightly proud of the existing outfield facilitating the movement of excess water onto the surrounding outfield. The new cricket square will be feathered into the surrounding outfield to ensure no excessive gradients are present which can affect performance and bowler run up.

4.1.4 Agronomic maintenance (12-months) post-construction

Depending on the construction timetable and funding requirements, it is possible that on-going maintenance of the cricket square will be required for the first 12-months following completion of the remediation works. This will include the following items:

- Mowing.
- Fertiliser application.
- Selective weed control (as required).
- Pest and disease control (as required).
- Verti-cutting
- Spiking
- Overseeding
- Topdressing
- Rolling
- Scarification

Additionally, it may be pertinent to install 1 nr. artificial match pitch (synthetic pitch) which would be most suited to Junior use and would provide unlimited use if the current number of proposed natural turf pitches is not sufficient to cater for all the fixtures. The costs of which will be included within the indicative costs section.

4.2 Indicative cost estimates.

Please note that these costs are indicative only and true cost can only be established by competitive tender. The costs are based on the sized areas provided by the Client.

4.2.1 Proposed layout 1 & 2 - Proposed football pitch construction (based on a development area of 25,000 m^2).

Item	Cost
Prelims, mobilisation	£15,000.00
Setting out	£1,000.00
Site clearance	£1,500.00
Topsoil removal	£27,000.00
Subsoil importation and grading	**TBC**
Topsoil return and grading	£38,700.00
Installation of a pipe drainage scheme @ 4 m centres, incl. collectors, main drains, and junctions – outfall to be confirmed by the client	£87,100.00
Restoration of levels and stone picking	£5,000.00
Rootzone carpet installation	£143,700.00
Establishment of a new grass sward (includes final surface prep, seeding and fertiliser).	£20,100.00
Installation of sand grooves	£57,500.00
Reinstatement of damage	£2,500.00
As-built survey, O&M Manual and H&S File	£1,350.00
Subtotal (ex VAT)	£355,950.00
Contingency (10%)	**£35,595.00**
Subtotal (ex VAT)	**£391,545.00**

4.2.2 Maintenance post-construction (based on a development area of 25,000 m^2)

Item	Cost
Mowing (30 cuts)	£15,000.00
Fertiliser x3	£9,000.00
Verti-draining/spiking x3	£2,400.00
Selective herbicide (as required)	£900.00
Pest and disease control (as required)	£2,750.00
Overseeding x 2	£5,000.00
Sand application (2 x 8 mm)	£41,250.00
Subtotal (ex VAT)	**£76,300.00**

4.2.3 Cricket Square (proposed layout 1 only).

This option focuses on the construction of a natural cricket square with 8 wickets.

Item	Cost (490 m^2)
Square construction (formation of subbase and loam profile)	£27,500.00
Drainage installation (included in outfield)	£0.00
Seedbed preparation	£500.00
Fertilise and seed	£500.00
Installation of water supply	£5,000.00
Subtotal (ex VAT)	**£33,500.00**

Note: Irrigation costings allows for pipe feed to the square. If no water feed is available a 5000L holding tank and pump (Cat WRAS 5 compliant) may cost within the region of £10-15,000.00.

4.2.4 12 months maintenance indicative costs – Cricket Square

Item	Cost (490 m²)
Mowing (40 cuts)	£5,000.00
Fertiliser x3	£500.00
Verti-draining/spiking	£1,200.00
Selective herbicide (as required)	£400.00
Pest and disease control (as required)	£400.00
Scarification	£1,400.00
Overseeding	£450.00
Topdressing	£2,600.00
Rolling (40 Hours)	£1,600.00
Subtotal (ex VAT)	**£13,550.00**

4.2.5 Proposed layout 3 - Proposed football pitch construction (based on a development area of 15,500 m²).

Item	Cost
Prelims, mobilisation	£15,000.00
Setting out	£1,000.00
Site clearance	£1,500.00
Topsoil removal	£16,700.00
Subsoil import and grading	**TBC**
Topsoil return and grading	£24,000.00
Installation of a pipe drainage scheme @ 4 m centres, incl. collectors, main drains, and junctions – outfall to be confirmed by the client	£59,000.00
Restoration of levels and stone picking	£3,100.00
Rootzone carpet installation	£89,000.00
Establishment of a new grass sward (includes final surface prep, seeding and fertiliser).	£13,000.00
Installation of sand grooves	£35,000.00
Reinstatement of damage	£2,500.00
As-built survey, O&M Manual and H&S File	£1,350.00
Subtotal (ex VAT)	£226,950.00
Contingency (10%)	£22,695.00
Subtotal (ex VAT)	**£249,645.00**

4.2.6 Maintenance post-construction (based on a development area of 15,500 m²)

Item	Cost
Mowing (30 cuts)	£9,300.00
Fertiliser x3	£5,600.00
Verti-draining/spiking x3	£1,800.00
Selective herbicide (as required)	£700.00
Pest and disease control (as required)	£1,700.00
Overseeding x 2	£3,200.00
Sand application (2 x 8 mm)	£25,600.00
Subtotal (ex VAT)	**£47,900.00**

4.2.7 Proposed layout 4 - Proposed football pitch construction (based on a development area of 22,500 m^2).

Item	Cost
Prelims, mobilisation	£15,000.00
Setting out	£1,000.00
Site clearance	£1,500.00
Topsoil removal	£24,300.00
Subsoil import and grading	**TBC**
Topsoil return and grading	£34,900.00
Installation of a pipe drainage scheme @ 4 m centres, incl. collectors, main drains, and junctions – outfall to be confirmed by the client	£79,500.00
Restoration of levels and stone picking	£4,500.00
Rootzone carpet installation	£129,400.00
Establishment of a new grass sward (includes final surface prep, seeding and fertiliser).	£18,100.00
Installation of sand grooves	£52,000.00
Reinstatement of damage	£2,500.00
As-built survey, O&M Manual and H&S File	£1,350.00
Subtotal (ex VAT)	£322,250.00
Contingency (10%)	£32,225.00
Subtotal (ex VAT)	**£354,475.00**

4.2.8 Maintenance post-construction (based on a development area of 22,500 m^2)

Item	Cost
Mowing (30 cuts)	£13,500.00
Fertiliser x3	£8,100.00
Verti-draining/spiking x3	£2,400.00
Selective herbicide (as required)	£900.00
Pest and disease control (as required)	£2,400.00
Overseeding x 2	£4,500.00
Sand application (2 x 8 mm)	£37,100.00
Subtotal (ex VAT)	**£68,900.00**

NOTES TO TABLES:
a. Costs are based on a general estimation of the works required. If conducted in isolation, the costs are like to increase and would need to be costed accordingly.
b. Costs assume that the arisings associated with drainage installation will be disposed of on-site.
c. Costs do not include temporary irrigation which may be required if dry weather is experienced during grass establishment.
d. Costs are based on recent Contractors rates (2025).

4.2.9 Summary of project costs

Option	Construction	Maintenance	Total ex VAT	VAT	Total Inc. VAT
Proposed layout 1	£391,545.00	£76,300.00	£467,845.00	£93,569.00	**£561,414.00**
Proposed layout 1 Cricket pitch installation.	£33,500.00	£13,550.00	£47,050.00	£9410.00	**£56,460.00**
Proposed layout 1 Artificial cricket pitch	£12,000.00		£12,000.00	£2,400.00	**£14,400.00**
Proposed layout 1 total	£437,045.00	£89,850.00	£526,895.00	£105,379.00	**£632,274.00**
Proposed layout 2	£391,545.00	£76,300.00	£467,845.00	£93,569.00	**£561,414.00**
Proposed layout 3	£249,645.00	£47,900.00	£297,545.00	£59,509.00	**£357,054.00**
Proposed layout 4	£433,565.00	£68,900.00	£502,465.00	£100,493.00	**£602,958.00**

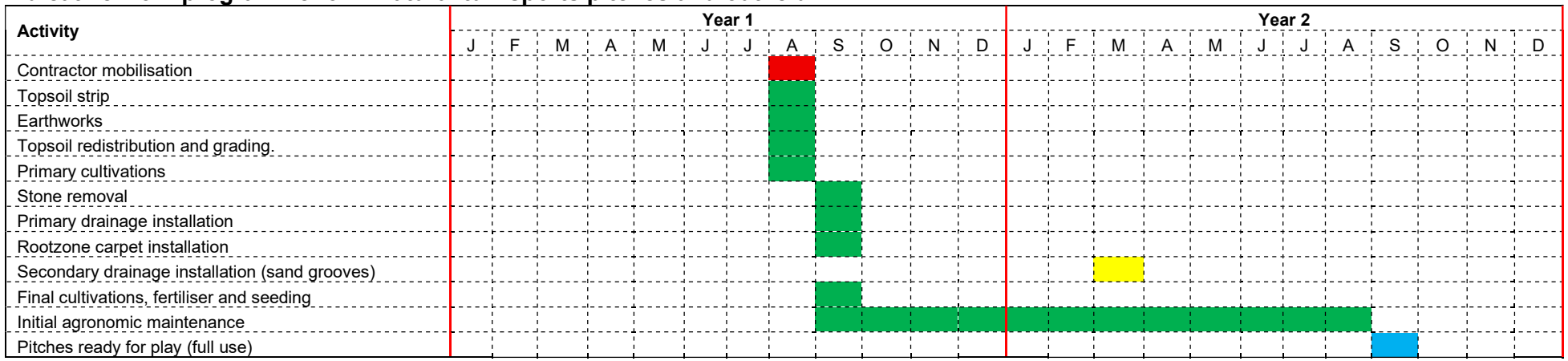
These above costs do not include professional fees (ex VAT) for design and specification, tender production and evaluation and contract administration (supervision).

Please note: The costs represented above are based on the areas in square metres stated in the development options. Due to the volatility of the market, actual costs may vary as much as ± 20% depending on contractor availability, prices of aggregates and time of year.

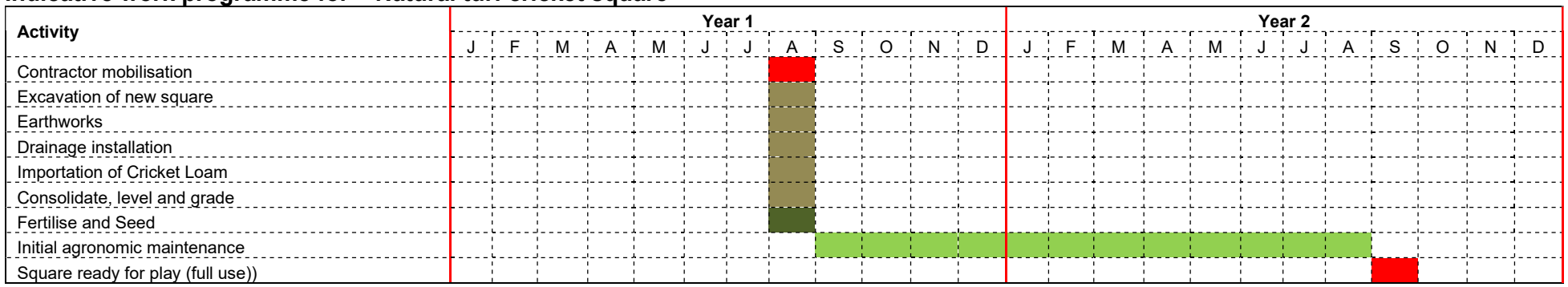
4.3 Indicative work programme

With respect to timescales for completing the project, it is essential that construction works take place in good, dry ground conditions. Grass is ideally sown in spring or early autumn to maximise the balance between moisture and temperature. The grass must be allowed to establish a healthy and deep root network and mature canopy to resist the stresses applied.

Indicative work programme for – Natural turf sports pitches and outfield



Indicative work programme for – Natural turf cricket square



N.B. (in all cases)

1. It is essential that earthworks only take place in good, dry ground conditions, which limits the window for these works to the late spring / summer, i.e. the period between the end of one season and the beginning of the next. Normally, the grass must be allowed to establish a healthy and deep root network and mature canopy prior to first use and a full 12-month maintenance period is recommended.

4.4 Implications of works on future maintenance, system longevity and usage.

4.4.1 Maintenance issues – Natural Turf pitches only

- It is essential that adequate allowance is made for annual sand topdressing as this helps to protect the sand bands/grooves from contamination with topsoil. As a guide it is recommended that a minimum 5 mm depth of sand should be applied annually as part of the renovations programme.

- Land drains can be prone to differential settlement (i.e. there can be some sinkage over the drain lines) as the soil surrounding the drainpipe dries out and shrinks; this is perfectly normal in new constructions. Whilst topping up drain lines is usually covered by the Contractor during the first 12-months following construction, it is possible that drains may continue to sink to some extent after this time. Therefore, there should be some allowance within the maintenance programme to ensure that drains are kept topped up.

- In general terms, a maintenance budget of **~£7-9 k** is normally required to maintain a single full-sized pitch in good condition. This figure would include the cost for annual sand topdressing but excludes irrigation. Without good maintenance, the pitches will become unusable relatively quickly. With good maintenance the pitches will be usable when many of the club's neighbour's pitches are not.

4.4.2 System longevity

- Whilst only a guide, the piped drainage system should have an operational lifespan of approximately 25 years if well maintained (e.g. silt traps regularly inspected and emptied, and collector drains flushed).

4.5 Outline Project Risk Assessment – Natural turf pitches only

The following risks to the project should be considered:

1. **Timeliness and quality of construction:** It is important that the Contractor appointed has the scale of operation and capacity to deliver this project on time and with high quality. A premium for highly experienced, well-equipped Contractors must be valued in the tender process. Cost should not be the only consideration.

2. **Spoil:** Spoil from the drainage installation shall be disposed of on-site unless the Client would prefer off-site removal. Off-site removal of spoil will significantly increase costs and should be considered at the early stages of the project.

3. **Ongoing operational finance:** The Client should consider carefully the maintenance demand (in terms of time, skill and cost) for the proposed surfaces.

5 CONFIDENTIALITY

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6 CONTACT DETAILS

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[redacted]

7 APPENDICES

Appendix I Performance Quality Standards.
Appendix II Outline Maintenance Recommendations.
Appendix III Outline Maintenance Recommendations – cricket squares.

Appendix I: Performance Quality Standards

Client: Southway Housing. Physical Site Survey date: 19th June 2025

Project Title: A feasibility study for the construction of natural turf sports surfaces at Annie Lees Park, Mount Road, Gorton, Manchester, M18 7BQ.

ELEMENT	LIMITS	METHOD OF TEST	Visit 1
Ground cover %	>70 for SH 25-30 >80 for SH 30-35	BS 7370 : P3 A6	✓
Broad-leaved weeds %	<10	BS 7370 : P3 A6	x
Sward height mm	20-60 PS 20-75 SM	BS 7370 : P3 A3	x
Thatch depth mm	<5	BS 7370 : P3 A7	x
Hardness in g	35-200	STRI method of test using a 0.5 kg Clegg Impact Hammer from a drop height of 0.55 m	n/a
*Water infiltration rate mm h^{-1}	5	BS 7370 : P3 A8	✓
Evenness (2 metre straight edge)	<20 mm	BS 7370 : P3 A6	x
Slope: Direction of play Across play	<1.25% <2.00%	BS 7370 : P3 A5	✓
pH value	5.5 – 7.5	ISO 10390	x
GUIDANCE FOR ROOTZONE LAYER			
Maximum diameter	<32 mm	Particle Size Distribution	x

KEY: SH = Sward Height PS = Playing Season SM = Summer Maintenance

* Based on previous experience of pitches on similar soils it is expected that once the soils are wet to depth during the winter, the rate of infiltration will decline to less than 5 mm / hr.

Visual assessment is an acceptable alternative method of testing, if undertaken by a turfgrass consultant who is able to satisfy the selection criteria identified within the Turfgrass Consultants – Construction/Upgrade Brief.

Assessment undertaken by: Craig Parry Consultancy: TGMS

Appendix II: Outline Maintenance Recommendations

Mowing. The grass shall be maintained between a height of 20 and 25 mm using cylinder mowing equipment. The grass should never be allowed to exceed a height of 30 mm. If the grass does become too long, the height of cut should be reduced gradually over 3 – 4 cuts allowing some time for recovery in between. N.B. On no account should the grass height be reduced by more than 50% on any one occasion. Overall, approximately 30 mowing operations may be required each year, depending on weather and growing conditions.

Fertiliser application. Allowance should be made for a sufficient number of fertiliser applications to maintain healthy growth and colour. The fertiliser regime should be based on the results of annual soil sampling to determine nutrient concentrations, but the following programme is provided as a guide:

- April 12:6:6 at 350 kg/ha
- September 5:5:20 at 350 kg/ha

Fertiliser shall be applied with appropriate equipment that ensures a uniform distribution.

Weed control. Apply a selective herbicide in the spring (if required) to combat the weeds present. This to be applied at least two weeks after the first fertiliser treatment (April) and at a time when grass growth is strong and healthy. NB. Do not apply herbicide during periods of potential turf stress, i.e. if the weather is hot and dry or if frosts are forecast. Apply herbicide strictly according to the manufacturers label recommendations and only by suitably qualified personnel.

Pesticide/Fungicide [If required]. A pesticide/fungicide application may be required should disease be present within the grass sward. An approved fungicide should be used with activity against the pathogens present and be applied following the manufacturers label recommendations by suitably qualified personnel.

Aeration / Compaction Alleviation. Verti-drain (or other similar de-compaction treatment) the pitches on at least two occasions in the spring and autumn. Use 18 mm diameter solid tines working to a minimum depth of 200 mm below the surface set to provide some heave. Verti-draining must not be carried out if ground conditions are too soft or during frost.

Additional aeration treatments (e.g. slitting or spiking) during the playing season would also be highly beneficial to maintain surface drainage rates. These treatments should only be undertaken when ground conditions are suitable.

Sand topdressing. Supply and spread an approved medium-fine sand suitable for sports use during the renovations period at the rate of 85 t/ha. After each application, the sand should be worked into the surface with brushes or drag mats.

Overseeding. Overseed the pitches and safety margins as required at the application rate of approximately 200 kg/ha immediately after the end of season topdressing application. Use at least three cultivars of Perennial ryegrass chosen form the latest Turfgrass Seed booklet with live ground cover and visual merit ratings of 6.5 or more. Make at least two passes with seeding equipment designed to place the seed approximately 5 mm below the surface.

Divot repair [Playing season]. After each match, divot and tread the divots back into position. This will remove any bare soil which allows weeds and weed grasses to germinate. Filling in divots with seed/soil mix will help to maintain better grass coverage.

Renovation of worn areas [Playing season]. Areas of high wear should be dressed and seeded using a divot repair mix (seed/rootzone) during the playing season as required in order to maintain good grass cover. These areas should be hand watered (if necessary) to ensure rapid grass germination and establishment.

Line Marking [Playing season]. Line marking should be undertaken on a weekly basis during the playing season.

Appendix III: Outline Maintenance Recommendations

MAINTENANCE OUTLINE - NEW CRICKET SQUARES

For more information visit: www.groundsmanship.co.uk

Background: New cricket squares traditionally take at least 12 months before they can be used for the first time. However, sometimes it is necessary to construct a square at the end of one season and use it in the next season. Either way, the square requires careful management to ensure three key performance factors going forward:

- Good, even grass cover that is well rooted into the profile and clean of weed.
- A smooth surface that will give consistent ball bounce
- A gradual increase in compaction of the square (or pitch) over time.

New squares are generally low, slow and slightly variable in consistency in their first year but quality improves in years 2 and 3 and reaches optimum in years 3 to 4, provided that good maintenance is carried out.

There are some golden rules to follow however:

- Stay off the square until it is dry enough to walk on.
- Never take a mower on to the square that is going to cause a rut or scour as it is wheeled or turned.
- Never roll a new square when it is wet or saturated.
- Always remove clippings and empty the mower box before it becomes overfull and sinks the mower.
- Do not use disc seeders or deep scarifiers in very young squares.

If in doubt, keep off and deal with it when it is dry. New squares should not be rushed timing is everything – get it right and you will have a good square. Get it wrong and you can cause significant problems and thousands of pounds of damage.

Mowing. Try to maintain the grass at 20-25 mm initially to help maintain sward density. It is difficult when a square has been constructed at the end of the season going into a wet autumn-winter period. The purpose of the cutting is to help encourage tillering and a good sward density but it is better to leave it to grow in moist conditions (it will slow down in the cold of the winter anyway) than it is to try and mow it when wet and damage the surface levels with the mower. You can always overseed in the spring to help with grass cover so do not panic.

The ideal machine for cutting the grass early on is a rotary mower equipped with a rear roller and wide front wheels – this helps to reduce rutting. Initially aim for 20-25 mm and look to cut to 20 mm going into winter. Cut when you can but don't walk on the square when frosty to cut.

As you come into late February March bring the cut height down gradually to 20 mm and then 18 mm and then look to maintain the square at about 15 mm. Do not go too short too soon or you will affect root growth. If the grass does become too long, the height of cut should be reduced gradually over 3 – 4 cuts allowing some time for recovery in between. **N.B**. On no account should the grass height be reduced by more than 50% on any one occasion.

Fertiliser application. New squares are hungry because the root system is immature. Allowance should be made for a sufficient number of fertiliser applications to maintain healthy growth and colour (typically 3-4 per annum). The fertiliser regime should be based on the results of annual soil sampling to determine nutrient concentrations, but the following programme is provided as a guide:

- April 12:6:6 at 350 kg/ha
- May/June Liquid application of micro nutrients and micro-stimulants with fertiliser
- June/July 12:6:6 at 350 kg/ha
- September 5:5:20 at 350 kg/ha

Fertiliser shall be applied with pedestrian disc spreaders across the direction of play and then in the direction of play to ensures a uniform distribution.

Weed control. Squares are often small enough to hand weed – when the square is dry, use a flat bladed screw driver to lift weeds and their roots – do not leave tap roots in the soil or the weed can come back. Fill the hole with a mix of loam and grass seed and brush to surface level. If necessary (weeds are wide spread or creeping), apply a selective herbicide in the spring (if required). This to be applied at least two weeks after the first fertiliser treatment (April) and at a time when grass growth is strong and healthy. **NB.** Do not apply herbicide during periods of potential turf stress, i.e. if the weather is hot and dry or if frosts are forecast. Apply herbicide strictly according to the manufacturers label recommendations and only by suitably qualified personnel. Use pedestrian machinery – do not use tractor mounted sprayers – there is a risk of damage to surface levels.

Rolling: If constructed properly, new squares will be dense as they should be compacted in layers as they are built up. The Cranfield University Rolling Trials showed that a roller is only effective to about 75 mm depth in the profile so they must be compacted as they are built. However this does not mean that they should be rolled with the heavy roller as soon as possible. The same trials showed that grass roots play an essential role in preventing rollers from bulldozing the soil forwards which will ruin levels.

If your square was constructed in June/July you might be able to compact the square with cylinder mowers but avoid using the roller if possible. You will then be able to pre-season roll as before in March/April as per the Cranfield University Rolling Guidelines – start with heavy mowers and build up as ground conditions allow.

If your square was constructed in September / October leave rolling until April in the following year – let the grass establish a strong root network over winter and allow the soil to dry in early Spring. Depending on when you need to use the square the weight of roller can be increased gradually.

Never roll when the soil is soft – it must be able to take a cylinder mower without creasing before a roller is used. If you roll when it is too soft or wet you will corrugate the surface of your new square.

Aeration: New squares will not need to be spiked if they are well constructed and well cared for. Any spiking should only be done following analysis of soil cores by an experienced consultant or ECB Pitch Advisor.

Never use a slit tine aerator on a cricket square as you will encourage cracking and do not use hollow tines as this will result in an uneven surface.

Overseeding: Squares should be overseed at least twice before first use to help encourage good coverage. Only seed on a slight diagonal (stumps to the stumps on 1-2 pitches over) or in the line of play – do not overseed across play. Only use a dimple seeder – do not use a disc seeder as this will encourage cracking. Use a specialist dwarf perennial ryegrass cricket seed mix.

Loam topdressing: Because of the soft nature of the surface when cricket squares are constructed, achieving smooth levels straight away is very difficult and it can take 2-3 seasons of heavy cricket loam topdressing.

Always topdress with the loam used to construct the square. Dressings at the end of the first two seasons following construction should be made using 8-10 25 kg bags per pitch and along the full length of the pitch – do not just dress the ends. Following application of the loam (ideally using a drop spreader or something like a Sisis Truspred), a lute or straight edge should be used to work the loam into the profile and achieve a smooth finish.

Verticutting: Dwarf perennial ryegrasses do not tend to have a lot of lateral growth so verticutting is only required if there is a high content of *Poa annua* (annual meadowgrass in the sward) – verticutting will help maintain a higher shoot density and plant density if that is the case. Verticut with care as this will stress the grass plant – look to cut to about 1 mm above the surface and try not to cut into the surface or scarify the square.

Pesticide/Fungicide [If required]: A pesticide/fungicide application may be required should disease be present within the grass sward. An approved fungicide should be used with activity against the pathogens present and be applied following the manufacturers label recommendations by suitably qualified personnel.

Summary:

- The key to maintaining a new square is patience and not to panic – if you think it is too wet to put machinery on – it probably is – so keep off it. There will be a dry day eventually and you can catch up – but it is very difficult to undo the damage caused by going on a new square when it is too wet or soft.
- Build weight up slowly – do not rush for the heavy roller and remember you can let the water out of the tanks in the roller!
- For more information and advice, including videos on technique produced by the ECB – visit www.groundsmanship.co.uk and head to the cricket section.
- There is more advice in the ECB TS4 document available from www.ecb.co.uk

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