



D&A WITH PLANNING STATEMENT
KINGSWAY PARK HIGH SCHOOL
ARTIFICIAL GRASS PITCH REFURBISHMENT

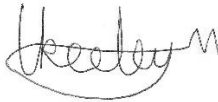
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LABOSPORT

**D&A WITH PLANNING STATEMENT – KINGSWAY PARK HIGH SCHOOL –
ARTIFICIAL GRASS PITCH REFURBISHMENT**

LOCAL PLANNING AUTHORITY	Rochdale Metropolitan Borough Council
SITE ADDRESS	Kingsway Park High School Turf Hill Road Rochdale OL16 4XA
CLIENT CONTACT	Maria Jorysz

DOCUMENT NUMBER	LSUK.23-0609_DAS	
VERSION NUMBER & DATE	3.0	21/03/2024
PLANNING AGENT		Louis Keeley Senior Consultant Louis.keeley@labosport.com
APPROVED BY		David James Managing Director

SUMMARY OF PROJECT	Labosport Ltd have been commissioned by Altus Education Partnership to act as the planning agent for the proposed refurbishment of their artificial grass pitch at Kingsway Park High School. The proposals include replacement of the surface (like for like), slight adjustment of fencing to encompass a new storage container within the existing fenced footprint, installation of a storage container to house maintenance equipment, and upgrading of existing lighting provision to LED on the pitch and adjacent athletics track.
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Section 1 – Non-Technical Summary

General Information	
GENERAL INFORMATION	Kingsway Park High School wishes to seek Football Foundation funding, for the proposed refurbishment of their full-size artificial grass pitch facility. As part of this, there are some slight changes that have been recommended, to provide an updated facility that is more in line with current FA Guidelines / designs for artificial pitch developments. The recommendations result in a need to apply for planning approval for the adjustments, however all are visual adjustments, and none are considered to be detrimental to the existing use of the facility, nor have any detrimental effect on local residential areas / local environment.
SUMMARY OF PLANNING APPLICATION	This Design and Access Statement wishes to provide an overview for the proposed adjustments at this site. The core adjustments that have been proposed are: <u>New Synthetic Turf Surface</u> The existing surface will be replaced with a new surface (like for like) with no adjustment to the sporting provision being allowed for on the site, with new line marking to better suit the school's curriculum requirements. <u>Fencing</u> The existing perimeter fencing will be retained, with the only adjustment to fencing being the introduction of new gate to a small area within the current spectator area, to create an area to house a storage container and provide direct access of this container to the pitch. <u>Pitch Floodlighting</u> The existing 8m high, 8Nr column floodlight system will be removed and replaced with a new 12m high column system, whilst upgrading the lighting from the current metal halide lighting system to LED lighting. <u>Storage Container</u> The installation of a storage container within the existing fenced footprint to provide housing for maintenance equipment to better utilise the pitch and provide a means to better maintain the new pitch (to extend the potential life span of the new surface). <u>Athletics Track Floodlighting</u> The existing 12m high, 8Nr column floodlight system will be retained, whilst upgrading of the luminaires from the current metal halide lighting system to LED lighting is undertaken. This planning proposal should not be relied upon in isolation to the other documents provided within the planning pack and additional documents / drawings related to this planning application are detailed in the Planning Register (<i>LSUK.23-0609_REG</i>).

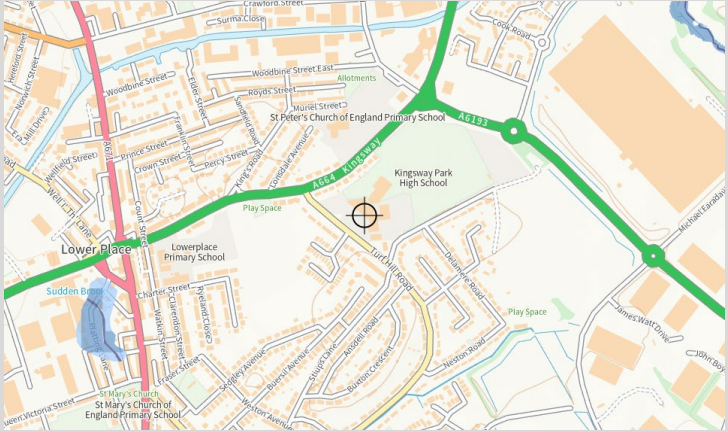
Section 2 – Introduction

Introduction	
INTRODUCTION	Labosport Ltd have been commissioned by Altus Education Partnership to act as the planning agent for the proposed refurbishment of their artificial grass pitch at Kingsway Park High School. This document describes the project aspirations and the illustrates the proposal for: The Refurbishment of an Artificial Grass Pitch (AGP) at Kingsway Park High School This document has been produced within a recognised and structured format, to allow the Local Planning Authority to consider and grant full planning permission for the development.
DEVELOPMENT LOCATION	Kingsway Park High School Turf Hill Road Rochdale OL16 4XA
APPLICANT	Altus Education Partnership College Road Rochdale OL12 6HY
PLANNING AGENT	Louis Keeley – Senior Consultant Labosport Ltd Unit 3, Aerial Way Hucknall Nottingham NG15 6DW
PROPOSAL DESCRIPTION	The refurbishment of an AGP at Kingsway Park High School, including replacement of the surface, adjustment of fencing to create access for a storage container, upgrading of existing lighting provision to LED, and installation of a storage container to house maintenance equipment.

Section 3 – Design and Access Statement

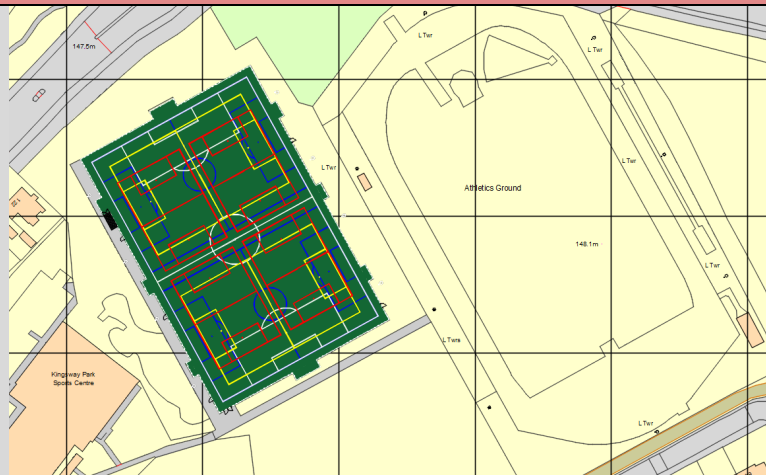
Design and Access Statement	
DESIGN AND ACCESS STATEMENT REQUIREMENTS	This design and access statement (DAS) presents a concise explanation of the appropriate design principles applied to this particular project; demonstrating the merits of this proposal in context and describing relevant design influences that have underpinned decision making to ensure quality, sustainability and inclusiveness within the existing site context. Having followed planning policy recommendations and published technical guidance, we believe this proposal is based upon best design practices for the type of facility / use.
SITE SETTING	The application site is situated within Kingsway Park High School, OL16 4XA and is centred approximately at National Grid Reference: Easting: 391065 Northing: 412148 
PROPOSED LOCATION	

Flood Risk Assessment

FLOOD RISK ASSESSMENT GENERAL	A desktop flood risk assessment has been carried out on the area of the proposed development by Labosport, using web services located at https://check-long-term-flood-risk.service.gov.uk/risk
SURFACE WATER FLOOD RISK	Very low risk identified. 
RIVERS AND SEA FLOOD RISK	Very low risk identified. 
RESERVOIRS FLOOD RISK	Flooding from resevoirs is unlikely in this area.
GROUNDWATER FLOOD RISK	Flooding from groundwater is unlikely in this area.

Development Proposals

PROPOSED PITCH



PROPOSALS OVERVIEW

It is noted that this planning application relates to the refurbishment of an existing facility, as opposed to a development of a new facility.

The core adjustments that have been proposed are:

New Synthetic Turf Surface

The existing surface will be replaced with a new surface (like for like) with no adjustment to the sporting provision being allowed for on the site, with new line marking to better suit the school's curriculum requirements.

Fencing

The existing perimeter fencing will be retained, with the only adjustment to fencing being the introduction of new gate to a small area within the current spectator area, to create an area to house a storage container and provide direct access of this container to the pitch.

Pitch Floodlighting

The existing 12m high, 8Nr column floodlight system will be retained, whilst upgrading of the luminaires from the current metal halide lighting system to LED lighting is undertaken.

Storage Container

The installation of a storage container within the existing fenced footprint to provide housing for maintenance equipment to better utilise the pitch and provide a means to better maintain the new pitch (to extend the potential life span of the new surface).

Athletics Track Floodlighting

The existing 8m high, 8Nr column floodlight system will be removed and replaced with a new 12m high column system, whilst upgrading the lighting from the current metal halide lighting system to LED lighting.

FLOOD RISK IN RELATION TO PROPOSALS

It was noted that there is currently very low risk in relation to surface water / rivers and sea flood risk, with reservoir / groundwater flooding also considered unlikely in the area.

It is also noted that none of the proposals being requested as part of this planning application will have any adverse effect on potential flooding to the area.

The removal of existing surface and installation of new surface is likely to have a positive benefit in relation to surface water drainage, as typically older pitches can

	contain dirt / debris within the surface which slows down the drainage capability of the synthetic turf surface and base construction. It is anticipated that the new surface layer will drain sufficiently quicker than the existing surface, and previous permeability testing of the base construction confirmed good permeability results for the base construction. It is therefore assumed that as the proposal is for refurbishment of an existing facility, with none of the requested changes having any form of detrimental effect on potential flood risk, that there is no requirement to undertake a flood risk assessment as part of this planning application.
SURFACE LAYER	The existing surface was aged, and was noted as flat in areas, and is close to requiring refurbishment. The facility is due to receive funding from The Football Foundation, to refurbish the site, with new surfacing being installed. The new surfacing will directly replace the existing surface, with no adjustment to the sporting provisions proposed on the site. The specific line marking for the site will include the following: • Removal of hockey pitch marking (although it is noted that the provision for potential hockey use will be maintained with the surface type, the facility is not currently used for hockey outside of curriculum) • Installation of new cross play markings (including 9V9, 7V7 and 5V5 football) providing more potential methods of play on the facility. As there is no adjustment to sporting provision proposed, Labosport assume this would fall under reasonable maintenance of the existing facility. As the existing surface is a longer pile 3G surface, it is unlikely that hockey have a large use at the site, as confirmed by the applicant, but the surface will be replaced like for like with line marking to suit the current needs of the school curriculum / external use. The inclusion of this information is to provide further context to the proposals being requested, to show the benefit that the facility is going to receive should planning approval be granted.
PERIMETER FENCING	The existing perimeter fencing is suitable for re-use and it is not proposed to be adjusted in terms of type / height / location. The only adjustment to the existing fencing, will be the introduction of a new gate inside of the spectator area, to create space for a new storage container to be cited. As the fencing adjustment is extremely minor, and relates to new gate being provided inside of the existing fenced area, with no adjustment to the overall footprint size, and at heights that are lower than the existing perimeter fencing, it is assumed that the introduction of new spectator fencing would have no adverse effects that could be considered to be a planning issue.
PITCH LED FLOODLIGHTING SYSTEM	The existing facility has 8Nr 8m high floodlight columns with metal halide luminaires. The proposals are to remove these, and install 8Nr 12m high floodlight columns with LED floodlighting. The requested height rise will result in much better lighting control, which will reduce light spillage currently seen with the existing lighting system. The new lighting will be at the same height as the adjacent athletics track lighting for context, and has been designed to meet FA Guidelines for Floodlighting. A lighting plan has been submitted in addition to this Design and Access Statement, showing no adverse spillage to adjacent residential areas with the new lighting proposals, therefore this should be considered as an upgrade of the existing lighting system providing benefit to the local residents. It is suggested that there would be no adverse impact of this proposal in relation to nearby residents / local environment as the new lighting system will better contain

	spillage to the pitch footprint and therefore reduce current spillage seen on site due to the existing lower columns which are angled less towards the ground than the new design. The light plan shows a 5lux contour which shows that no adverse light will be experienced on local properties.
STORAGE CONTAINER	It is proposed that a new storage container be installed to the spectator area. The storage container will be a standard ISO size shipping container 2.43m wide x 2.59m high and 6.06m long. The inclusion of a storage container closely aligns with FA guideline's / recommendations for artificial grass pitch design, and therefore its inclusion is to provide benefit to the user group / applicant. The storage container will be used to house key equipment for the pitch, including but not limited to, a maintenance tractor, which will provide great benefit to the facility, by being able to regularly undertake maintenance of the new pitch. The storage container will comprise of high tensile profile steel, finished polyester powder coated RAL6007 Bottle Green as per below image.  Regular maintenance will extend the potential life span of the new surface, and therefore it is proposed that the inclusion of the storage container to house maintenance equipment will be of great benefit to the user's / client through cost savings of repair / refurbishment in the medium / long term, and also environmentally, as the pitch will last longer before needing a further refurbishment.
TRACK LED FLOODLIGHTING SYSTEM	The existing facility has 8Nr 12m high floodlight columns with metal halide luminaires. The proposals are to re-use the existing columns, and simply replace the existing metal halide luminaires on the columns with LED luminaires. A lighting plan has been submitted in addition to this Design and Access Statement, showing no adverse spillage to adjacent residential areas with the new lighting proposals, therefore this should be considered as an upgrade of the existing lighting system providing benefit to the local residents. It is suggested that there would be no adverse impact of this proposal in relation to nearby residents / local environment as the new lighting system will better contain spillage to the footprint of the athletics track and therefore reduce current spillage seen on site. The light plan shows a 5lux contour which shows that no adverse light will be experienced on local properties.

Section 4 – Planning Statement

National Planning Policies	
GENERAL	The National Planning Policy Framework sets out the Government’s planning policies for England and how these are expected to be applied. It sets out the Government’s requirements for the planning system, only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities. Labosport have highlighted what they feel to be <u>some relevant</u> National Planning Policies in regard to this particular development, and how Labosport have addressed each policy within the design stage of this facility below. <i>The below is a brief summary of some of the key considerations that formed part of the design considerations in relation to this proposed development. This in no way suggests that other National Planning Policies have not been adhered to, but is used to show adherence to relevant policies formed a major part of the design stage.</i>
8) PROMOTING HEALTHY AND SAFE COMMUNITIES	Par 92 – Planning Policies and decisions should aim to achieve health, inclusive and safe places which: a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages; b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high-quality public space, which encourage the active and continual use of public areas; and c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling. <i>The proposed development has been designed to continue to provide sports provision to the local area. Labosport therefore feel the proposals are aligned to Paragraph 92 of the NPPF in particular the provision of sports facilities.</i> Par 93 – To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community <i>The proposed development has been designed to continue to provide access to sporting provision to the users of the facility, by refurbishing the current pitch and providing a new facility for which the local area can use.</i> Par 98 – Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative

	deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate. The proposed development has been designed to continue to provide a high-quality space for sport and physical activity to the local area. Local planning policies and community engagement show a need for this development, and the pitch receiving funding prior to it 'failing' performance requirements will ensure the facility and sports are maintained for the long term. Par 99 – Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless: a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use. The proposed development has been designed to have little / no impact on the existing sporting provisions on the site, as shown by the associated drawings.
12) ACHIEVING WELL-DESIGNED PLACES	Par 126 – The creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process. For every aspect of the design, materials have been suggested that are in keeping with usual typical build construction / appearance / formats for sporting applications. Labosport therefore feel the proposals align with Paragraph 126 of the NPPF in regard to the creation of high-quality sustainable facilities. Par 130 – Planning policies and decisions should ensure that developments: a) Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development b) Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping f) Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users The design will produce a high-quality facility, with suitable construction make up for the lifetime of the development. Labosport therefore feel that the area has been designed to be visually attractive in keeping with usual design appearances, and creates a facility that is safe, inclusive and accessible to the public.
14) MEETING THE CHALLENGE OF CLIMATE CHANGE, FLOODING AND COASTAL CHANGE	Par 153 – Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure. The proposed development is to provide an area for the public to undertake healthy activity, with a minimum impact on the environment now and into the future. Consideration of flood risk has been duly accounted for in the design (and if required location.)

Par 167 – When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

- c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate
- d) any residual risk can be safely managed

The proposed development and its design offers a suitable solution to minimising any flood risk to either the facility or the surrounding environment. A desktop Flood Risk Assessment has been undertaken to assure the facilities location is appropriate, and to influence the design, although it is noted that none of the proposed adjustments result in any adverse effect on the current flood risk at the site.

Par 168 – Applications for some minor development and changes of use should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments (explained in italics below):

A site-specific flood risk assessment should be provided for all development in Flood Zones 2 & 3. In Flood Zone 1, an assessment should accompany all proposals involving:

- Sites of 1 hectare or more (10,000m²)
- Land which has been identified by the Environment Agency as having critical drainage problems
- Land identified in a strategic flood risk assessment as being at increased flood risk in future
- Land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.

If the desktop Flood Risk Assessment showed that the proposed facility was located in a Flood Zone 2 or 3, then a site-specific Flood Risk Assessment has been undertaken and included in this planning pack. As the development is under 10,000m², a Flood Risk Assessment for a facility in Flood Zone 1 was not required.

Sport England Playing Field Policy	
THE PLAYING FIELDS POLICY	Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of: • All or any part of a playing field, or • Land which has been used as a playing field and remains undeveloped, or • Land allocated for use as a playing field Unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exemptions detailed below: Exception 1 (E1): A robust and up-to-date assessment has demonstrated, to the satisfaction of Sport England, that there is an excess of playing field provision in the catchment, which will remain the case should the development be permitted, and the site has no special significance to the interests of sport Exception 2 (E2): The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use. Exception 3 (E3): The proposed development affects only land incapable of forming part of a playing pitch and does not: • Reduce the size of any playing pitch, or • Result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas), or • Reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality, or • Result in the loss of other sporting provision or ancillary facilities on the site, or • Prejudice the use of any part of a playing field and any of its playing pitches Exception 4 (E4): The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field: • Of equivalent or better quality, and • Of equivalent or greater quantity, and • In a suitable location, and • Subject to equivalent or better accessibility and management arrangements Exception 5 (E5): The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field Labosport have designed the proposed facility with the above policy in mind. We feel the proposed development meets E2, E3, E4 and E5 requirements as the proposals result in a benefit to the existing provision for sport on the facility, with the introduction of a new surface, and provision for maintenance equipment to better serve the facility for the medium / long term.

Section 5 – Conclusions

Conclusions

Labosport believe the refurbishment of the existing facility with the proposals suggested in this Design and Access Statement will provide a high-quality sporting and activity space.

The proposal would be of considerable benefit, through the upgrading of an existing facility to provide safer participation in sport.

The new facility has been designed with the aim of minimising impact to local residents / environment where possible, with all components of the refurbishment designed with construction best practices in mind.