



# PLANNING STATEMENT

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## MORGAN SINDALL CONSTRUCTION

EASTERN PLAYING FIELD AT NEWHOUSE ACADEMY, ROCHDALE



# PLANNING STATEMENT

**On behalf of:** Morgan Sindall Construction

**In respect of:** Eastern Playing Field at Newhouse Academy, Rochdale

**Date:** July 2023

**Reference:** KD/LF/ER/4286MA/R003

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## 1.0 Introduction

- 1.1 This Planning Statement ('the Statement') has been prepared on behalf of our client, Morgan Sindall Construction, to assist Rochdale Borough Council ('the LPA') in the consideration of a temporary planning application for the installation and use of a temporary contractors car park for two years ('the Proposed Development'), on the eastern playing field at Newhouse Academy, Rochdale, OL10 2NT ('the Site').
- 1.2 This Statement provides an assessment of the Proposed Development having regard to national and local planning policy. Section 2 provides a brief description of the Site, whilst Section 3 details the Proposed Development. Section 4 outlines the relevant planning policy at national and local level. Section 5 comprises an Open Space Assessment, whilst Section 6 contains an Impact on Playing Fields Assessment. Section 7 considers the Proposed Development in respect of the relevant policy and a summary and conclusion is presented at Section 8.
- 1.3 This Statement should be read in conjunction with the following documents which accompany the planning application package:
- Application Forms
  - Application Fee
  - Cover Letter by DPP
  - Plans pack:
    - SRP1019-DEP-ZZ-00-DR-L-9001 Location Plan
    - SRP1019-DEP-ZZ-00-DR-L-9002 Existing Site Plan
    - SRP1019-DEP-ZZ-00-DR-L-9003 Proposed Site Plan
  - Construction Method Statement – Addendum Rev 1

## 2.0 Site Description and Planning History

### Site Description

- 2.1 The Site comprises the south-eastern corner of Newhouse Academy's eastern playing fields, located off of Newhouse Road. Although the Site does form part of the wider Newhouse Academy playing fields allocation, it is not considered suitable for play given its proximity to the existing car park directly north-west of it.
- 2.2 Newhouse Road, with the exception of the school, is largely residential in nature. It runs from south to north from the A6045 Manchester Road, terminating at a dead-end to the north prior to serving a residential area. Close to its northern end it is afforded connection to the A6046 Manchester Road via Walton Street. The A6046 is the more heavily trafficked section of Manchester Road, connecting Heywood with junction 19 of the M62. Both junctions with the two Manchester Road sections are priority controlled with inbound right turn lanes.
- 2.3 The Site is not located within or adjacent to a conservation area, nor does it contain any listed buildings.
- 2.4 Trees to the south east of the Site boundary are protected by a Tree Preservation Order.
- 2.5 The Site is located within Flood Zone 1 and is therefore at low risk of fluvial flooding. Moreover, the Site is at low risk of flooding from all other sources.

### Surrounding uses

- 2.6 The Site is bound to the north by the existing school car park, to the east by playing fields, to the south by residential properties, and to the west by Newhouse Road.

### Planning History

- 2.7 An online search of the LPA's application portal indicates that the Site has the following planning history:

| Application Reference | Description                                                                                                                                                                                  | Decision                               |
|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| 12/D55404             | Siting Of 4 Steel Storage Containers Within Service Yard                                                                                                                                     | Grant subject to conditions May 2012   |
| 11/D55118             | Formation of 47 space car park including installation of 1.5 metre high fencing and access gates to southern, eastern and western boundaries and 2.4 metre high fencing to northern boundary | Grant subject to conditions April 2012 |

| Application Reference | Description                                                                                                                                                                                                                                                                                                                                                               | Decision                              |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| 09/D52460             | Partial Demolition, Alterations And Extensions To Siddal Moor Sports College Together With Associated Outdoor Sports Provision Including Multi Use Games Area, Hard & Soft Landscaping Works, Relocation Of Car Parking, New And Re-Modelled Access Routes, Wetland & Horticultural Area, Erection Of 2.4M High Perimeter Fencing And Associated Works Including Lighting | Grant subject to conditions Sept 2009 |

- 2.8 Please note, this temporary planning application is associated with the works permitted under planning permission 22/01191/PSID for demolition and the erection of a two storey building, and associated works, on the opposite side of the road at Newhouse Academy. This proposed temporary car park will act as contractor parking during the demolition and construction period.

## 3.0 The Proposed Development

- 3.1 The Proposed Development will see the installation of a temporary contractors' car park adjacent to the existing staff car park at Newhouse Academy. The installation is needed to avoid an increased number of vehicles being unnecessarily parked on residential estates adjacent to the Site, during the two year demolition and construction period associated with the redevelopment of Newhouse Academy approved under planning permission 22/01191/PSID.

### Construction Details

- 3.2 The construction will be as unintrusive as possible and will consist of scraping off the topsoil of the existing surface, with a layer of geo grid to be installed and then the area will be stoned up to the same level it is now with a clean MOT type 1 material. On completion of the construction period, the stone will be removed, and the topsoil reinstated and seeded leaving the area in exactly the same condition as it was found.
- 3.3 The existing fencing along the south and west of the Site will be retained, whilst temporary contractor fencing will be positioned along the eastern and northern boundaries of the new car park.
- 3.4 No drainage is proposed to be installed because the ground is relatively free draining and will drain through the stones proposed.
- 3.5 There is an existing drop kerb and gated access into the Site so no works will be necessary to the footpath/adjacent highway (Newhouse Road).
- 3.6 The area is unusable for any sports activities or play given its location adjacent to the existing staff car park.

### Access and Parking

- 3.7 As discussed above, access will be taken from Newhouse Road utilising the existing drop kerb and gated access in this location.
- 3.8 20 car parking spaces are proposed and this is considered sufficient to avoid an increased number of vehicles being unnecessarily parked on residential estates adjacent to the Site which will minimise disruption to the surrounding properties.

### Phasing

- 3.9 The temporary car park will be installed over a 1-week period and it is likely that this will be over a school holiday period to avoid disruption to the school.
- 3.10 The temporary car park will then remain in place for the duration of the construction and demolition project covering all previously detailed phases, as referred to in the Demolition and Construction Method Statement (dated: 18/11/2022) approved under planning permission

22/01191/PSID, and will be removed and reinstated to its original state prior to the completion of the Newhouse Academy redevelopment project on 9<sup>th</sup> June 2025.

3.11 Temporary planning permission for the contractor car park is therefore sought for two years.

## 4.0 Planning Policy Context

- 4.1 Applications for planning permission should be considered in terms of policies contained within the National Planning Policy Framework (NPPF) and the Development Plan, which comprises the Rochdale Core Strategy, Greater Manchester Joint Waste Development Plan, Greater Manchester Joint Minerals Development Plan and the Rochdale Unitary Development Plan (UDP) 'saved' policies, as well as any relevant supplementary planning documents.

### National Planning Policy Framework

- 4.2 A revised version of the NPPF was published in July 2021, superseding the February 2019 version, and sets out the Government's proposed economic, social and environmental planning policies for England.
- 4.3 The NPPF also carries forward the requirement for Local Planning Authorities to approve development proposals that accord with an up-to-date development plan without delay, or where the policies most important for determining the application are out of date, granting permission unless the adverse impacts of allowing development would significantly and demonstrably outweigh the benefits.
- 4.4 The following sections are most relevant to the Proposed Development:
- Section 2 – Achieving Sustainable Development
  - Section 8 – Promoting healthy and sustainable communities
  - Section 9 – Promoting Sustainable Transport
  - Section 11 – Making Effective Use of Land
  - Section 12 – Achieving Well-Designed Places
- 4.5 These sections are summarised below.

### Section 2 – Achieving sustainable development

- 4.6 The NPPF defines Sustainable Development as '*meeting the needs of the present without compromising the ability of future generations to meet their own needs*'. At paragraph 8, it sets out three overarching and interdependent objectives, stating that these should be pursued in mutually supportive ways:
- '*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 support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with*

*accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*

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

## **Section 8 – Promoting healthy and safe communities**

- 4.7 Paragraph 98 outlines the importance of access to a network of high quality open spaces and opportunities for sport and physical activity. Paragraph 99 goes on to state:

*“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”.*

## **Section 9 – Promoting sustainable transport**

- 4.8 Paragraph 110 notes that LPAs should ensure that safe and suitable access to the site can be achieved for all users, and any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.
- 4.9 Paragraph 111 requires that 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.

## **Section 11 – Making effective use of land**

- 4.10 This section encourages the effective use of land in meeting the need for homes and other uses, whilst safeguarding and improving the environment, and ensuring safe and healthy living conditions.
- 4.11 Paragraph 124 stipulates that planning policies and decisions should support development that makes efficient use of land, taking into account the identified need for specific forms of development and the availability of land suitable for accommodating it, as well as the desirability of promoting regeneration and change, and the importance of securing well-designed, attractive and healthy places.

## Section 12 – Achieving well designed places

4.12 This section states planning decisions should ensure that developments:

- *‘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;*
- *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- *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; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience’ (paragraph 130).*

## The Development Plan

4.13 As discussed above, the Development Plan for the Site comprises the Rochdale Core Strategy, Greater Manchester Joint Waste Development Plan, Greater Manchester Joint Minerals Development Plan and the Rochdale Unitary Development Plan (UDP) ‘saved’ policies. The relevant policies are set out below:

### Rochdale Unitary Development Plan (UDP) 2006

4.14 The Site is formally allocated as playing fields under **UDP Policy G/3 – Protection of Existing Recreational Space**.

4.15 **UDP Policy G/3 – Protection Of Existing Recreational Open Space**, recognises the importance of protecting open space for recreation, and states that development of open space will not be permitted unless one of the following exceptions applies:

*a) The development is for a non commercial community use within a park or other outdoor recreation area, is ancillary to the recreational use of the area, would not lead to a deficiency in recreational open space in relation to present or future needs, and does not harm the recreational, townscape or nature conservation value of the remaining open space;*

*b) Alternative provision is made of at least the equivalent quantity and quality of recreational open space, in a satisfactory location and taking account of local environmental and traffic considerations;*

*c) The development funds improvements to existing outdoor sports facilities within the site or on another site, commensurate with the open space being lost; and*

*d) The development comprises a built recreational facility of greater benefit to the wider community than the open space being lost and does not result in a serious deficiency in open space in the area.*

*Where exceptions are to be made under (b) and (c) above, the Council may impose planning conditions and/or seek planning obligations under S106 of the Town and Country Planning Act 1990 to secure the suitable replacement or improvement of open space.*

*With regard to criterion (d), such proposals will only be permitted where no suitable alternative brownfield site exists.*

*School playing fields which are surplus to educational requirements, and privately-owned sports grounds which have deteriorated due to lack of use and maintenance, will continue to be safeguarded from development as they still offer potential to meet current and future recreational needs.*

### **Rochdale Core Strategy (2016)**

4.16 The following Rochdale Core Strategy policies are considered relevant to the Proposed Development:

- **Policy SD1 – Delivering Sustainable Development.** This policy states that where possible the Council will take a positive approach to developments which reflects the presumption in favour of sustainable development contained in the NPPF.
- **Policy P3 – Improving design of new development.** This policy states the importance of delivering high standards of design to improve the image and attractiveness of the borough as a place to live, work and visit.
- **Policy G8 – Managing water resources and flood risk.** This policy seeks to highlight the importance of managing water resources and flood risk especially with due to impacts of climate change. It further highlights the need for water to be managed more effectively in the interests of public safety, protecting property and infrastructure and the conservation of the natural environment. To ensure this, development must not:
  - i. Not lead to any form of increased flooding
  - ii. Not impede natural water and flood risk management
  - iii. Not be detrimental to existing or potential flood storage areas
  - iv. Contribute where possible to alleviating existing flood risk

- v. Be well protected from flood risk and ensure prudent use of water resources
- **Policy T1 – Delivering sustainable transport.** This policy highlights the importance of improving the Borough’s transport infrastructure to meet the future access and travel choice expectations of local communities and businesses, particularly for areas where growth and development is planned.
- **Policy T2 – Improving accessibility.** This policy illustrates the importance of developments to offer greater access for all forms of travel, to assist the borough’s continuous improvement to becoming more sustainable, healthier, greener and prosperous.
- **Policy DM1 – General development requirements.** This policy outlines the requirements that development proposals will be expected to demonstrate
- **Appendix 5 – Parking Standards,** this outlines the schedule of parking standards for the provision of car, cycle, motorcycle and disabled spaces in new developments and change of use proposals. Maximum standard for car parking = 1.5 spaces per classroom, minimum standard for cycle spaces = 1 space per 10 FT equivalent staff + 1 space per 10 pupils and minimum standard for powered two wheeled vehicle = 1 space per 40FT equivalent staff (min 2 spaces).

## Other Material Considerations

### Urban Design Guide SPD (September 2007)

- 4.17 This SPD sets out how the Council and their partner agencies can work together to improve the quality of the places through good design. Moreover, it acts as guidance to help developers and investors deliver what the local community wants, while allowing Planning Officers and Planning Committees to judge applications against the principles set out in this guidance.

### Sport England Playing Field Policy (March 2018 – updated December 2021)

- 4.18 The ‘Playing Fields Policy’ outlines the important role of playing fields as resources for sport. Specifically, they provide the space for team sports on outdoor pitches and form part of a network of open spaces and wider green infrastructure in an area.
- 4.19 It further acknowledges the planning system’s important role in providing places that maximise opportunities for sport and physical activity for all, enabling the already active to be more so and the inactive to become active.
- 4.20 This policy provides guidance, clarity and advice to external parties on how Sport England assesses planning applications affecting playing fields.

4.21 It then notes the need for local planning authorities to consult Sport England when development land meets certain requirements, outlined in the policy document.

4.22 The Playing Fields Policy states that:

*‘Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would 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 exceptions.’*

4.23 The five specific exceptions are identified as follows:

4.24 **Exception 1** – *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.*

4.25 **Exception 2** – *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.*

4.26 **Exception 3** – *The proposed development affects only land incapable of forming part of a playing pitch and does not:*

- *reduce the size of any playing pitch;*
- *result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);*
- *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;*
- *result in the loss of other sporting provision or ancillary facilities on the site; or*
- *prejudice the use of any remaining areas of playing field on the site.*

4.27 **Exception 4** – *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.*

- 4.28 ***Exception 5** – 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.*

## Emerging Plans

### Places for Everyone: Publication Plan

- 4.29 Places for Everyone: Publication Plan, the joint Development Plan Document for nine districts in Greater Manchester, was submitted for examination on 14<sup>th</sup> February 2022 and is under examination by the appointed Planning Inspector. The emerging policies which are relevant to this application are set out below, and can be afforded limited weight at this present time. Places For Everyone replaces the previous plan known as the Greater Manchester Spatial Framework.

- Policy JP-S 1 Sustainable Development
- Policy JP-S 4 Resilience
- Policy JP-S 5 Flood Risk and the Water Environment
- Policy JP-P 1 Sustainable Places
- Policy JP-P 7 Sport and Recreation
- Policy JP-C 7 Transport Requirements for New Development

### Rochdale Allocations Plan

- 4.30 The Rochdale Allocations Plan is still in early stages of preparation, however it proposes to carry forward the UDP allocation for the existing playing fields as a ‘formal sports pitches’ allocation.

## 5.0 Open Space Assessment

### National Planning Policy Framework

- 5.1 At a national level, the NPPF supports the protection and enhancement of green infrastructure in Section 8 – Promoting healthy and safe communities. Paragraph 92 states that:

*“Planning policies and decisions should aim to achieve healthy, 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.”*

- 5.2 Paragraph 63 goes on to state that:

*“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;*
- (c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs;*
- (d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and*
- (e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.”*

- 5.3 Paragraph 98 outlines the importance of access to a network of high quality open spaces and opportunities for sport and physical activity. Paragraph 99 goes on to state:

*“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”.*

## **National Planning Practice Guidance (‘the NPPG’)**

- 5.4 The NPPG outlines that open space should be taken into account in planning for new development and considering proposals that may affect existing open space. It highlights that open space can take many forms, from formal sports pitches to open areas within a development, linear corridors and country parks.

## **Local Development Plan**

- 5.5 **Policy G/3 – Protection Of Existing Recreational Open Space**, recognises the importance of protecting open space for recreation, and states that development of open space will not be permitted unless one of the following exceptions applies:

- a) The development is for a non commercial community use within a park or other outdoor recreation area, is ancillary to the recreational use of the area, would not lead to a deficiency in recreational open space in relation to present or future needs, and does not harm the recreational, townscape or nature conservation value of the remaining open space;*
- b) Alternative provision is made of at least the equivalent quantity and quality of recreational open space, in a satisfactory location and taking account of local environmental and traffic considerations;*
- c) The development funds improvements to existing outdoor sports facilities within the site or on another site, commensurate with the open space being lost; and*
- d) The development comprises a built recreational facility of greater benefit to the wider community than the open space being lost and does not result in a serious deficiency in open space in the area.*

*Where exceptions are to be made under (b) and (c) above, the Council may impose planning conditions and/or seek planning obligations under S106 of the Town and Country Planning Act 1990 to secure the suitable replacement or improvement of open space.*

*With regard to criterion (d), such proposals will only be permitted where no suitable alternative brownfield site exists.*

*School playing fields which are surplus to educational requirements, and privately-owned sports grounds which have deteriorated due to lack of use and maintenance, will continue to be*

*safeguarded from development as they still offer potential to meet current and future recreational needs.*

## **Existing Area of Open Space and Assessment**

- 5.6 The Site is allocated as Open Space under Policy G/3.
- 5.7 A small amount of encroachment onto the allocated area of Open Space will occur through the installation of the temporary contractor's car park. It is expected to occupy 442sqm of the allocated Open Space.
- 5.8 Whilst it is clear that there would be an impact on the openness of the playing field, the area is unusable for any sports activities or play given its proximity to the existing staff car park directly north-west of it. The loss of this space would be temporary and the rest of the playing fields would still be available for use.
- 5.9 Furthermore, it is not suitable to situate the temporary car park anywhere else on the wider Newhouse Academy site as it would lead to further disruption for the school. As such, it is required that the small portion of playing field is 'borrowed' for approximately two years to allow for the parking of contractor's cars. Once the construction period has ended, the playing field will be reinstated accordingly.
- 5.10 Although the Proposed Development does not accord with Policy G/3 and therefore is a departure from the Local Plan, the proposal is to assist with the redevelopment of Newhouse Academy which was approved under planning permission 22/01191/PSID. The development will be a temporary loss of the Open Space and will be reinstated back to its original state after the construction period has ended. It is deemed that this could be secured by a planning condition to ensure the open space is reinstated in a timely manner.

## 6.0 Impact on Playing Fields Assessment

### National Planning Policy Framework

- 6.1 Paragraph 98 outlines the importance of access to a network of high quality open spaces and opportunities for sport and physical activity. Paragraph 99 goes on to state:

*“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”.*

### National Planning Policy Guidance (‘NPPG’)

- 6.2 The NPPG states that authorities and developers may refer to Sport England’s guidance on how to assess the need for sports and recreational facilities.

### Sport England Playing Field Policy (March 2018 – updated December 2021)

- 6.3 The ‘Playing Fields Policy’ outlines the important role of playing fields as resources for sport. Specifically, they provide the space for team sports on outdoor pitches and form part of a network of open spaces and wider green infrastructure in an area.
- 6.4 It further acknowledges the planning system’s important role in providing places that maximise opportunities for sport and physical activity for all, enabling the already active to be more so and the inactive to become active.
- 6.5 This policy provides guidance, clarity and advice to external parties on how Sport England assesses planning applications affecting playing fields.
- 6.6 It then notes the need for local planning authorities to consult Sport England when development land meets certain requirements, outlined in the policy document.
- 6.7 The Playing Fields Policy states that:

*‘Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would 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 exceptions.'*

6.8 The five specific exceptions are identified as follows:

6.9 **Exception 1** *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.*

6.10 **Exception 2** *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.*

6.11 **Exception 3** *The proposed development affects only land incapable of forming part of a playing pitch and does not:*

- *reduce the size of any playing pitch;*
- *result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);*
- *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;*
- *result in the loss of other sporting provision or ancillary facilities on the site; or*
- *prejudice the use of any remaining areas of playing field on the site.*

6.12 **Exception 4** *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.*

6.13 **Exception 5** *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.*

## Existing Area of Playing Fields and Assessment

- 6.14 A small amount of encroachment onto the playing fields will occur through the installation of the temporary contractor's car park.
- 6.15 As discussed above, the car park is expected to occupy 442sqm of the playing fields. Again, whilst it is clear that there would be an impact on the playing field allocation, the area is unusable for any sports activities or play given its location adjacent to the existing staff car park. The loss of this space would be temporary and the rest of the playing fields would still be available for use as playing field in the same way that they are currently. Moreover, it is not suitable to situate the temporary car park anywhere else on the wider Newhouse Academy site as it would lead to further disruption for the school. As such, it is required that the small portion of playing field is 'borrowed' for two years to allow for the parking of contractor's cars. Once the construction period has ended, the playing field will be reinstated accordingly.
- 6.16 We would argue that the temporary car park proposals fall under Exception 4 of Sport England's Playing Fields Policy. Normally, Exception 4 requires replacement playing field to be in place before any loss occurs to development. However, on constrained school sites this is not possible, but given that school rebuilds, in which the Proposed Development is associated with, are Government funded, there is a certainty around playing field re-provision that does not pertain to other developments.
- 6.17 As such, we would ask that Sport England allows the playing field to be 'borrowed' to allow the contractor car park to be constructed. Once the redevelopment has been completed, the playing field will be reinstated accordingly and this could be secured by a planning condition to ensure the playing field is reinstated in a timely manner.

## 7.0 Planning Assessment

7.1 The planning policy review in Section 4.0 has established the local and national planning policy considerations which are relevant to the consideration of the Proposed Development. This section will go on to consider the Proposed Development against the following wider planning policy framework:

- The Principle of Development
- Other Material Considerations:
  - Highways and Parking
  - Flood Risk and Drainage

7.2 These matters will be addressed in turn below.

### The Principle of Development

7.3 It is considered that the principle of development is acceptable, given the nature of the temporary use to assist with the construction of the redevelopment of Newhouse Academy which was approved under planning permission 22/01191/PSID.

7.4 Although the Proposed Development does not accord with Policy G/3 and Sport England's Playing Field Policy, the development would result in a temporary loss of this part of the playing field for only two years and will be reinstated back to its original state after the construction period has ended. It is also relevant to note that the area in question does not form usable playing field and that the temporary car park will not impact the way that the playing fields are used currently.

7.5 It is deemed that the reinstatement of the playing field could be secured by a planning condition to ensure it is carried out in a timely manner.

### Other Material Considerations

#### Highways and Parking

7.6 The access to the new contractor car park will be taken from Newhouse Road utilising the existing drop kerb and gated access in this location. Therefore, there are no access works required.

7.7 20 car parking spaces are proposed and this is considered sufficient to avoid an increased number of vehicles being unnecessarily parked on residential estates adjacent to the Site which will minimise disruption to the surrounding properties.

7.8 It is considered that the proposals are in accordance with Section 9 of the NPPF and Core Strategy Policies T1 and T2.

### **Flood Risk and Drainage**

- 7.9 No drainage is proposed to be installed because the ground is relatively free draining and will drain through the stones proposed.
- 7.10 Therefore, the Proposed Development is in accordance with Section 14 of the NPPF and Core Strategy Policies G1 and G8.

## 8.0 Summary and Conclusions

- 8.1 This Planning Statement has been prepared on behalf of our client, Morgan Sindall Construction, to assist the LPA in the consideration of a temporary planning application for the installation and use of a temporary contractors car park for two years on the eastern playing field at Newhouse Academy High School, Rochdale.
- 8.2 This Statement has demonstrated that:
- All planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise; and
  - The principle of the Proposed Development is acceptable as the proposed use is assisting the construction of the redevelopment of Newhouse Academy approved under planning permission 22/01191/PSID, and would only be temporary in nature.
  - The loss of playing field land on a temporary basis will not impact the way in which the playing fields are used currently, as the area is unusable as playing field. Nevertheless, a suitably worded planning condition can ensure that the playing field land is reinstated.