



D&A WITH PLANNING STATEMENT

BACK O'TH MOSS

3G NON-INFILL SYNTHETIC TURF PLAYZONE

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D&A With Planning Statement – BACK O'TH MOSS – 3G NON-INFILL SYNTHETIC TURF PLAYZONE



D&A WITH PLANNING STATEMENT – BACK O'TH MOSS – 3G NON-INFILL SYNTHETIC TURF PLAYZONE

CLIENT	Football Foundation	SIS UK Ltd
SITE ADDRESS	Back O'th Moss Community Centre Peel Lane Heywood OL10 4TU	
CLIENT CONTACT	Calum Woods	Hayley Wilson

DOCUMENT NUMBER	LSUK.24-0568_DAS	
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REPORTED BY		Matthew Druce Consultant matthew.druce@labosport.com
APPROVED BY		Louis Keeley Senior Consultant louis.keeley@labosport.com

SUMMARY OF PROJECT	Labosport Ltd have been commissioned by SIS UK Ltd to act as the planning agent for Rochdale Council for the refurbishment of existing macadam MUGA into a new Non-Infill Synthetic Turf PlayZone at Back O'th Moss Community Centre.
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CONTENTS	Section 1 – Non-Technical Summary	2
	Section 2 – Introduction	3
	Section 3 – Design and Access Statement	4
	Section 4 – Planning Statement	10
	Section 5 – Conclusions	14

Section 1 – Non-Technical Summary

General Information	
GENERAL INFORMATION ON PLAYZONE SCHEME	Through consultation, Back O’th Moss was chosen as a site that would benefit from the construction of a PlayZone facility. The PlayZone Programme has been developed to tackle inequalities in physical activity and access to high quality facilities in targeted areas, by The Football Foundation providing funding towards community led spaces. The purpose of the PlayZone Scheme is to invest in areas with the greatest need, with the aim of encouraging specific priority groups to be more active. The specific priority groups that The Football Foundation wished to prioritise as part of this scheme are: Lower Socio-Economic Groups, Women and Girls, Disabled people and people with long term health conditions, and ethnically diverse communities. Further information about The Football Foundation – PlayZone Programme can be found at: https://footballfoundation.org.uk/playzones-programme
SUMMARY OF PLANNING APPLICATION	This Design and Access Statement wishes to provide an overview for the proposed plans for creation of a PlayZone at this site. The PlayZone will include the following core features: • 3G Non-Filled Synthetic Turf Surfaced Area • Perimeter Fencing • LED Floodlighting • Sports Equipment • Spectator Area and Ancillary Equipment 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 (LSUK.24-0568_REG). The area where the PlayZone is proposed to be developed is on is an existing macadam surfaced multi use games area (MUGA). It is proposed that the PlayZone would provide better quality recreation / sporting provision on the area. To ensure that the facility is sustainable for the future and provides maximum benefit to the community it is proposed to install a new fencing system and installation of LED lighting provision. The new fencing and floodlighting system will replace the existing fencing and disconnected floodlighting system to the area.

Section 2 – Introduction

Introduction	
INTRODUCTION	Labosport have been commissioned by SIS (UK) Ltd / The Football Foundation to act as the planning agent for several proposed PlayZones, a new capital investment programme which aims to create outstanding sports and activity spaces and tackle inequalities in participation around the country. This document describes the project aspirations and the illustrates the proposal for: The Construction of a Football PlayZone at Back O’th Moss 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	Back O’th Moss Community Centre Peel Lane Heywood OL10 4TU
APPLICANT	Rochdale Borough Council Number One Riverside Smith Street Rochdale OL16 1XU
PLANNING AGENT	Matthew Druce – Consultant Labosport Ltd Unit 3, Aerial Way Hucknall Nottingham NG15 6DW
PROPOSAL DESCRIPTION	The construction of a Football PlayZone at Back O’th Moss, including synthetic turf surface, upgrade of fencing to twin bar panel fencing, upgrade of lighting to LED floodlighting, and ancillary equipment.

Section 3 – Design and Access Statement

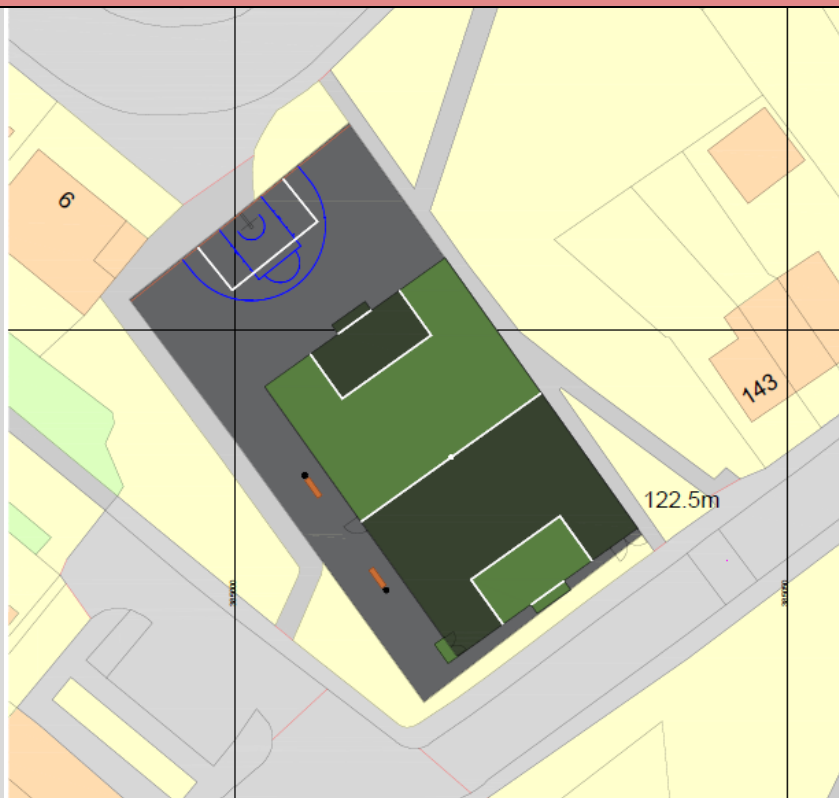
Design and Access Statement	
DESIGN AND ACCESS STATEMENT REQUIREMENTS	This design and access statement (DAS) presents a concise explanation of the appropriate design principles applied to this particular project, demonstrating the merits of this proposal in context and describing relevant design influences 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 LOCATION	The location of the proposed PlayZone is shown below: Back O'th Moss Community Centre, Peel Lane, Heywood, OL10 4TU 
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 
RIVERS AND SEA FLOOD RISK	Very low risk 
RESERVOIRS FLOOD RISK	Flooding from reservoirs is unlikely in this area.
GROUNDWATER FLOOD RISK	Flooding from groundwater is unlikely in this area.

Development Proposals

PROPOSED PLAYZONE



DIMENSIONS AND GRADIENTS

The proposed PlayZone will be:

- Fence-to-fence dimensions will be 30.0 x 20.0m, with additional 3.66 x 1.0m goal recess areas at each end.
- Additional macadam respect area along one side (to provide safe standing area for people not inside the facility)
- The remaining area adjacent to the proposed PlayZone will be resurfaced to provide space for additional sporting activity
- Access will be made via existing pathways
- The PlayZone will be installed with a more desirable sporting gradient than the existing.

The proposals include what the Football Foundation consider to be a ‘standard size’ PlayZone, with all ancillary features and sporting equipment as standard to produce a facility that has sufficient and appropriate accessibility.

CONSTRUCTION MAKE UP

The proposed construction layers of the PlayZone is:

- 3G non-infill type synthetic turf layer
- Prefabricated shockpad layer
- New Macadam Base layer
- Existing macadam surface to be broken up and used for levelling of the base
- Existing stone subbase and formation layers

The construction layers have been determined following surveys of the existing construction make-up of the area, to dictate what levels of works were required to produce a suitable base for the PlayZone facility. The proposals and quantities above have been suggested to ensure that the facility is built in line with relevant construction technical data for these types of facility, to ensure the PlayZone is built to a high standard at the outset and will remain a high-class facility for years to come.

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LABOSPORT LTD

Unit 3 Aerial Way, Hucknall, Nottinghamshire, NG15 6DW

+44 (0) 115 968 1998

info@labosport.co.uk

Page 6 of 14

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SURFACE LAYER	Labosport propose the installation of a 3G non-infill type synthetic surfacing and prefabricated shockpad layer, due to the sports to be played on the area (Football Only). The turf system should meet EN 15330-1 requirements. The surface will have markings for recreational Football specific applications. The Football Association have suggested that for a Football PlayZone a 3G non-infill type synthetic turf layer would be the preferred surface type. The Community Engagement feedback received has therefore been used to dictate the design of the construction for this site.
SURFACE WATER DRAINAGE	The existing MUGA is a macadam surface, therefore Labosport propose breaking up the existing macadam surfacing to allow for the subbase to be regraded and relevelled. This will allow the PlayZone to be installed to standard sporting facility guidelines (< 1%). This will provide a suitable base construction with sufficient void space to allow surface water to not sit on top of the synthetic turf surface. Following this a new macadam base layer will be installed. Therefore, the proposed drainage has been designed in line with industry best practice for the refurbishment of existing hard-court areas and aims to improve the current courts drainage by introducing further void space for surface water within the new construction.
PERIMETER FENCING	This PlayZone has been designed to include 3.0m high twin bar panelled fencing around the 3G non-infill type synthetic turf footprint of the PlayZone, with double rebound mesh to the bottom 1.2m of fencing. The PlayZone has been designed to include 2Nr user entrance / exits, including 1Nr double gate entrance and 1Nr single gate (with additional gates for storage container). These gates are proposed to work on an electronic access system, which will provide access (and floodlighting) to users that have booked the use of the facility via a code. The fencing is designed to be ‘RAL 6005 – Moss Green’ colour around the perimeter of the PlayZone, with a ‘RAL 9016 – White’ colour to the goal area. Labosport have provided associated drawing showing the scale and location of the proposed fencing. Fence heights have been designed as per the Football fencing requirements for a PlayZone. The gates are as per relevant access guidance for facilities of this nature. The proposed electronic access system is in line with PlayZone facility requirements. Fencing colour scheme has been designed to minimise the visual impact of the PlayZone on the local surroundings where possible. Labosport have included an indicative photo below of the proposed fencing system. <i>(please note this is a visual aid, and its inclusion is to provide an image of the general appearance of the proposed fencing system, and therefore should not be taken as ‘scaled’)</i>



Please note: One side of the existing fencing system will be removed as part of this project.

LED FLOODLIGHTING SYSTEM

This PlayZone has been designed to include 6.0m high fence fixed LED Floodlighting System, consisting of 1Nr fence fixed luminaire in each corner of the PlayZone (4Nr luminaires total).

The lighting has been designed to meet the following performance requirements:
Average Lux = 120Lux
Uniformity = 0.65

Labosport have provided associated drawing showing the scale and location of the proposed floodlighting system. A lighting design also accompanies this planning application.

The floodlighting has been designed as per the Football lighting requirements for a PlayZone.

The floodlighting design meets the requirements for light spillage detailed in the Institute of Lighting Professional’s document Guidance Note 01/20 – Guidance note for the reduction of obtrusive Light, For the environmental zone in which the facility is located, in respect of Maximum Values of Vertical Illuminance on properties, the limits for the luminous intensity of bright luminaires, the Maximum values of upward light ratio, and maximum values of upward flux ratio of installation.

The design of the floodlighting system has been undertaken with due consideration of the details contained in the Institute of Lighting Professional’s document Guidance Note 08/18 – Bats and Artificial Lighting in the UK. Which include: -

- Avoidance of lighting on key bat habitats or features present.
- Apply mitigation methods to reduce lighting to agreed limits in other sensitive locations (section 3 of the ILP document).
- Where particular sites are identified as having features which may be used by bats then consideration has been given to reducing the colour temperature of the luminaires to 3000 Kelvin as recommended in the ILP Guidance Note.

The floodlighting system will have the following switching features: -

- The lighting will come on when the facility is in use after dusk.
- The lighting will have an automatic cut off switch at 10pm every night.



Please note: There is an existing floodlighting system (disconnected), half of which will be removed as part of this project.

EQUIPMENT

Goals

This PlayZone has been designed with 1Nr fence incorporated goals at each end of the site.

Benches

This PlayZone has been designed with 2Nr benches incorporated within the spectator area for people who are not inside of the fenced footprint of the facility.

Waste Bins

This PlayZone has been designed with 2Nr waste bins incorporated within the spectator area for people who are not inside of the fenced footprint of the facility.

Electronic Access System

This PlayZone has been designed with electronic access system, as per design requirements of a PlayZone facility, to provide bookable access to potential users of the facility. *(in line with feedback received from potential user groups detailing that bookable access provides an element of safety of use of outdoor facilities in comparison to unbookable facilities)*

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 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 provide access to sporting provision including The Football Foundations core objectives of the PlayZone Scheme of identifying targeted priority groups including Lower Socio-Economic Groups, Women and Girls, Disabled people and people with long term health conditions, and ethnically diverse communities. Labosport therefore feel the proposals are aligned to Paragraph 93 of the NPPF in particular the provision of a social and recreational facility for sporting use, which would aim to improve health and social well-being for all sections of the local community.</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 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. 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 maximise the quality of football provision whilst retaining existing sporting provisions, by incorporating the existing basketball hoop, whilst offering new markings and surfacing in this area.
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 of a PlayZone facility is to provide an area for the public to undertake healthy activity, with a minimum impact on the environment now and into the future. 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 offer a suitable solution to minimising any flood risk to either the facility or the surrounding environment. 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. As the development is under 1000m², a Flood Risk Assessment for a facility in Flood Zone 1 is not required.
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Local Planning Policies	
GENERAL	Labosport have highlighted what they feel to be the <u>most relevant</u> Local 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>
APPLICATION CONSIDERATIONS	<u>Rochdale Borough Council – Core Strategy Oct 2016</u> 8.53. Improving community, sport, leisure and cultural facilities will help improve residents’ health and quality of life and make the borough a more desirable place to live, work and visit. According to policy 8.53 in the Rochdale Core Strategy, sports playing pitches play an important role within communities. As the planned development is designed to upgrade an existing playing facility, boosting the physical and mental well-being of a wide range of people within a local community we therefore feel this application is acceptable in regard to this local planning policy.

Sport England

SPORT ENGLAND

Sport England are a statutory consultee for this type of planning application. Sport England will oppose the granting of planning permission for any development which could lead to the loss of, or prejudice the use of:

- All or any part of a playing field
- Land which has been used as a playing field and remains undeveloped
- 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 the below 5 exceptions:

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.
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.
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
 - Prejudice the use of any remaining areas of playing fields on the site
4. The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of the 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
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.

Given the context of the existing site (poor condition macadam MUGA) and proposed development (creation of a synthetic turf football PlayZone), Labosport believe the development meets Exception E5. There would be a gain in quality of football activity, whilst retaining informal basketball provision. The surface type (and subsequent sporting offer) of the PlayZone was chosen based on the community engagement undertaken by Rochdale Council, where it was determined that more of the community would like football to be offered at this facility.

Section 5 – Conclusions

Conclusions

Labosport believe the development of a PlayZone in the proposed location will provide a high-quality sporting and activity space. The development aims to tackle inequalities in participation in sport and activity in the area.

The proposal would be of considerable benefit to the local community groups, through the upgrading of a poorly conditioned facility for a new PlayZone.

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

Given the proposals is a refurbishment of an existing fenced and floodlit facility, we recommend the proposals being requested are not a dramatic adjustment in the existing visual appearance of the facility, more a reasonable refurbishment including future proofing of the facility via using high quality materials for the components suggested, and therefore the proposal is likely to receive positive comments from consultees.