



Design and Access Statement / Project 0079 Revision A

February 2024

Philips Park Rd, Whitefield, Manchester

**Proposal: External temporary cabins for The College of Rugby at
Sedgley Rugby Club training ground, Whitefield, Bury**

Introduction:

This design and access statement outlines the proposed temporary installation of five cabins at Sedgley Rugby Clubs training pitches, Whitefield, Bury. The purpose of this development is to create a dedicated space for The College of Rugby, aiming to foster the holistic development for local children through education, sports, and life skills enhancement.

Sedgley Park Rugby Club – Home of the Sedgley Tigers:

Sedgley Park Rugby Club, founded in 1932, has a rich history steeped in the traditions of English rugby. Located in Whitefield, Greater Manchester, the club has been a prominent fixture in the rugby community for decades. Over the years, Sedgley Park has achieved success at various levels, showcasing a commitment to excellence in both competitive play and the development of players.

The club's journey is marked by a spirit of camaraderie, dedication, and a strong sense of community. Through the ups and downs of the rugby landscape, Sedgley Park has remained a resilient institution, fostering a love for the sport and nurturing talent from grassroots levels to higher levels of competition.

With a legacy built on teamwork, sportsmanship, and a passion for rugby, Sedgley Park Rugby Club continues to be a beacon for enthusiasts, contributing to the vibrant tapestry of rugby history in the United Kingdom.

**Site Overview:**

The proposed site is located at the far end of the rugby pitches off Philips Park Road in Philips Park, towards the M60. Not visible from the road, the cabins will occupy a discreet location, ensuring minimal visual impact on the surrounding greenbelt area. Access to the site will be provided through Philips Park Road, utilising an existing lay-by for convenient drop-offs.



View towards the proposed location of the cabins (within the red area)



View towards the neighbouring houses and towards Sedgley Rugby Club

Temporary Structure:

The development will consist of five porta cabins, each measuring approximately 6m by 5m and standing at a height of 2.8m. These cabins will be converted to accommodate two classrooms, a gym, a kitchenette, and W/C facilities. The sustainable use of recycled cabins aligns with our client's commitment to environmentally conscious practices. There will be no permanent foundations. The cabins will be sat on levelling pads, on compacted hardcore/gravel. All will be removable once the cabins are finished with, and the land will be put back to its original state.

Educational and Social Purpose:

The primary function of the proposed development is to provide a dedicated space for The College of Rugby, where 15 to 20 students can engage in educational programs, rugby training, and activities promoting social and life skills development. The cabins will be in use between 9 am and 5 pm on weekdays.

Greenbelt Considerations:

While the proposed site is within the greenbelt, it is important to note that the structures are temporary and will be removed once their purpose is fulfilled. The use of recycled cabins not only aligns with sustainability goals but ensures that the site can be reinstated to its existing condition post-removal, preserving the integrity of the greenbelt area.

We believe this proposal falls within the exceptions within Section 154:b of the National Planning Policy (NPPF) Framework (December 2023) which states:

'A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt'. Exceptions to this are:

b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;"

In response to the guidelines set forth by Section 153 of the NPPF, particularly the emphasis on giving substantial weight to any harm to the Green Belt and the stipulation that 'very special circumstances' must be clearly demonstrated to outweigh such harm, our proposal for the installation of temporary porta cabins is framed with a keen understanding of these requirements and a commitment to adhering to them.

Firstly, it is important to highlight that the temporary nature of porta cabins fundamentally differentiates this proposal from more permanent constructions that could lead to long-term impacts on the Green Belt. These structures are designed to be easily removable, ensuring that the land can be returned to its original state without significant long-term environmental impact. This temporary solution provides flexibility to meet immediate needs without compromising the future integrity of the Green Belt.

In terms of mitigating harm, the planning, installation, and removal of the porta cabins will be carried out with rigorous environmental safeguards in place. These include, but are not limited to, using previously disturbed land where possible, minimising groundworks, employing best practices to reduce any potential pollution or disturbance during their presence, and ensuring a swift and complete restoration of the site post-use.

Furthermore, the very special circumstances underpinning this proposal stem from an acute and demonstrable need for the facilities that the porta cabins will provide. This need encompass factors such as supporting the community and enhancing the educational provision of The Collage of Rugby.

Therefore, our proposal meticulously addresses the criteria for 'very special circumstances' by demonstrating that the temporary use of porta cabins will not only have negligible impacts on the Green Belt but is also in service of broader benefits that significantly outweigh any potential harm. This proposal is crafted with a deep respect for the principles of Green Belt protection, ensuring that the porta cabins serve as a responsible solution to pressing needs while upholding the integrity and objectives of the National Planning Policy Framework.

Management and Oversight:

The site will be managed by the College of Rugby on behalf of Sedgley Rugby Club, ensuring responsible stewardship and compliance with local regulations. Regular maintenance checks will be conducted to guarantee the safety and durability of the temporary structures.

Design Considerations:

The incorporation of cabins within the proposed project has been meticulously conceived with a primary focus on limiting visual impact on its surroundings and neighbouring properties. The location for the cabins has been determined by its contextual sensitivity.

The scale and form of the cabins have been carefully considered to minimise any potential disruption to the neighbouring properties. Through thoughtful placement and configuration, our client aims to minimise the visual impact of the cabins on the existing built environment.

In addition to the sympathetic aesthetic considerations, the functionality of the cabins has been optimised to meet the specific needs of the project. The design ensures that the cabins serve their intended purposes efficiently, promoting a practical and well-organised use of space. The layout and arrangement of the cabins consider the flow of activities, accessibility, and convenience for the occupants.

The design of a cabin is considered positive due to its mobility, quick installation, cost-effectiveness, customisation options, durability, environmental considerations, and versatility.

Sustainability:

Sustainability and eco-friendliness are integral components of our design philosophy.

Cabins are an excellent example of a sustainable structure for several reasons. Firstly, sustainable porta cabins are typically constructed using eco-friendly materials such as recycled steel, sustainable timber, and low-emission insulation materials. Using materials with high recycled content or from renewable sources reduces the environmental impact.

Sustainable porta cabins often incorporate energy-efficient design features such as proper insulation, energy-efficient windows, and heating, ventilation, and air conditioning (HVAC) systems. These features help reduce energy consumption and greenhouse gas emissions associated with heating and cooling.

Incorporating water-saving fixtures and systems can reduce water consumption within porta cabins. This includes low-flow faucets, toilets, and water-efficient appliances.

Porta cabins are prefabricated off-site, which can reduce construction waste and minimize disruption to the surrounding environment. Additionally, transporting modules to the site in a controlled environment can lead to less material waste and more efficient use of resources.

Modular design allows for easy expansion, relocation, or disassembly of porta cabins. This adaptability promotes reuse of materials and reduces waste.

At the end of their lifespan, sustainable porta cabins should be easily recyclable or reusable, minimizing the amount of waste sent to landfills.

Neighbour Considerations:

The suggested expansion respects the boundaries of neighbouring properties and preserves their privacy. The placement, size, and design of the cabins sits below the surrounding tree line. Therefore, they cannot be seen from the nearest road of Philips Park Road. The cabins do not block sunlight or create overshadowing or loss of daylight, due to their location being hundreds of meters away from the nearest property.

The proposal maintains a harmonious presence, avoiding any oppressive or overbearing impact that could negatively affect the well-being of residents in nearby homes. The careful selection of the cabin's location mitigates potential noise and disturbance during the construction period and when in use.

Car Parking and Access:

Car access and parking arrangements for the rugby pitches will be off Philips Park Road. The proposed plan strikes an excellent balance between convenience and safety, addressing the needs of the community while maintaining the integrity of the area.

Access to the site from Philips Park Road provides a strategic and easily navigable entry point, ensuring smooth traffic flow to the designated parking areas. The decision to retain approximately 7/8 existing parking bays allows for sufficient spaces to accommodate the anticipated short-stay parking needs for drop-offs.

The emphasis on short-stay parking primarily for drop-offs aligns with the intended use of the area, making it a practical solution for parents and caregivers who need a convenient location to drop off their children for various activities, including rugby practices. This approach minimises congestion and promotes a swift turnover of parking spaces, contributing to the overall efficiency of the site.

Furthermore, the location's safety is a paramount consideration. The choice of Philips Park Road, being a quiet and side road, adds an additional layer of assurance for the well-being of pedestrians and drivers alike. This quiet environment enhances the suitability of the area for drop-offs, ensuring a safe and secure experience for families using the facilities.

I trust that the council will consider the positive impact this proposal will have on the overall functionality and safety of the site.



- Street views along Philips Park Road

Water services (for the toilet and Kitchen):

We propose to install a temporary water feed from Philips Park Road to the cabins' location. This will be an indispensable component of the scheme, thus serving as a vital and crucial element for the seamless

functioning of the site. This temporary water supply is particularly essential for the toilet and kitchen areas within the cabins. Without this crucial water feed, the entire operational framework would be compromised, rendering these cabins inhabitable and the facilities unusable. The provision of water is imperative for maintaining sanitary conditions in the toilet areas, ensuring proper hygiene and waste disposal. Additionally, the kitchen areas rely on a consistent water supply for cooking, cleaning, and other essential tasks. The installation of this temporary water feed is not just a convenience but a necessity, intricately woven into the fabric of the project's functionality.

Electricity:

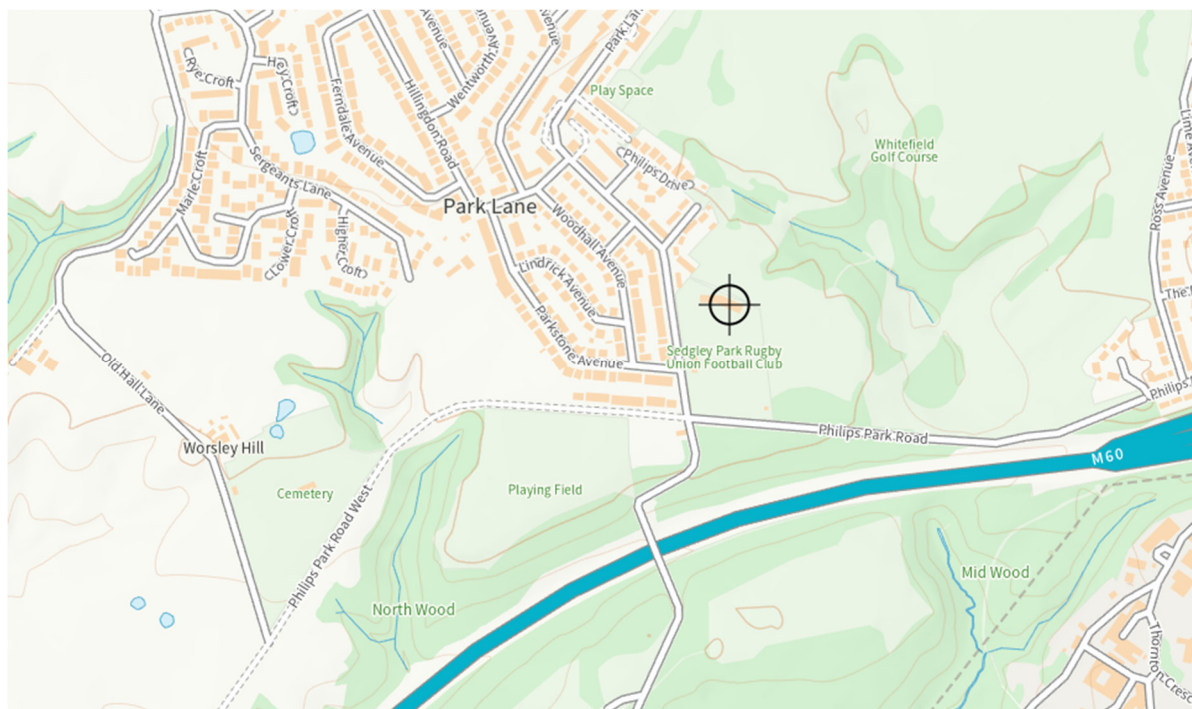
There is an existing electric feed to the site which is for the floodlight system. The proposed plan involves connecting the cabins to the existing electrical services, utilising the available power source. No extra service routes from Phillips Park Road will be necessary for this implementation.

Toilet Waste:

The management of toilet waste in the cabins will be facilitated through a standalone septic tank, ensuring an off-grid and self-contained system. This sustainable approach eliminates the need for traditional sewer connections and promotes environmental responsibility. The septic tank will be periodically serviced by a waste management company, scheduled for weekly or fortnightly pickups, effectively maintaining hygiene standards while minimising the environmental impact. This eco-friendly solution not only enhances the efficiency of waste removal but also contributes to a greener and more sustainable infrastructure. The tank will be hidden into the ground or covered by a timber fence if above ground. It will not be seen from the street or by any of the houses on Phillips Park Road.

Flood Risk:

Due to the location of the site, there is no risk from flooding. The land is not in an area with critical drainage problems.

Information obtained from GOV.UK

Conservation Area and Tree Preservation:

The property is not within a conservation area and no trees will be removed.

Conclusion:

The temporary installation of cabins for The College of Rugby at Sedgley Rugby Club presents a valuable opportunity to contribute to the development of local children in a sustainable and responsible manner. The design prioritises functionality, safety, and environmental consciousness, aligning with the overarching goals of both educational and sporting institutions involved.

This proposal seeks approval for the temporary use of these structures to facilitate the positive development of the community's youth, emphasising the importance of education, sports, and life skills within a controlled and nurturing environment.