

Redbank Playing Fields

Creation of 3G Artificial Grass Pitch (AGP) with perimeter fencing, new macadam hardstanding areas, floodlights, storage container, single storey pavilion and 83 space car park with associated lighting and landscaping

Design and Access Statement with Planning Statement

Client	Redbank Playing Fields Unsworth Street Radcliffe Manchester M26 3RH		
Project	Creation of 3G Artificial Grass Pitch (AGP) with perimeter fencing, asphalt hardstanding areas, floodlights, storage container, single storey pavilion and 83 space car park with associated lighting and landscaping		
SSL project code	CLS017		
Document title	Design and Access Statement with Planning Statement		
Document control	Revision	By	Date
	First Issue	OP	7 th June 2022

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Artificial Grass Pitch ('AGP') Drawings:

CLS-017 01 - Topographical Survey
 CLS-017 02 - Site Location Plan
 CLS-017 03 - Proposed Site Plan REV02
 CLS-017 04 - Proposed AGP Plan REV01
 CLS-017 05 - Proposed Elevations
 CLS-017 06 - Floodlighting Scheme REV01
 CLS-017 07 - Proposed AGP Drainage Layout
 CLS-017 08 - Proposed AGP Drainage Strategy
 CLS-017 09 - Proposed Plateau REV01
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Car Park & Pavilion Drawings:

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1. Introduction

- 1.1 The proposal is for the creation of a 3G Artificial Grass Pitch (AGP) with perimeter fencing, asphalt hardstanding areas, floodlights, pavilion and car park at:

Redbank Playing Fields
Unsworth Street
Radcliffe
Manchester
M26 3RH

- 1.2 In order to assist the application for full planning permission and to facilitate the implementation and delivery of the project; this document describes the project aspirations and illustrates the process that has led to the development proposal, and to explain and justify the proposal in a structured way.

- 1.3 This statement discusses design and access issues regarding the use, amount, layout, scale, landscaping, appearance and context of the scheme. In addition, the wider access implications of the proposal are addressed.

- 1.4 A planning statement is also provided to adequately address development plan policies and material considerations associated with this proposal.

- 1.5 The proposed development is located at:

Redbank Playing Fields
Unsworth Street
Radcliffe
Manchester
M26 3RH

- 1.6 The planning agent is:

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2. Design and Access Statement Principles

- 2.1. Guidance on information requirements and validation, published Town and Country Planning (Development Management Procedure) (England) Order 2015 recommends that a design and access statement is a short report accompanying and supporting a planning application to illustrate the process that has led to the development proposal, and to explain the proposal in a structured way. The level of detail required in a design and access statement depends on the scale and complexity of the application, and the length of the statement varies accordingly. Statements must be proportionate to the complexity of the application, but need not be long. Further published recommendations are:

- Design and access statements help to ensure that development proposals are based on a thoughtful design process and a sustainable approach to access.
- Statements should improve the quality of proposals: in preparing the design and access statement, developers need to consider and subsequently explain the merit of the design and how it relates to the existing setting.
- Design and access statements enable local planning authorities to better understand the analysis which has underpinned the design and how it has led to the development of the scheme. This helps negotiations and decision-making and should lead to an improvement in the quality, sustainability and inclusiveness of the development.
- Design and access statements allow local communities, access groups, amenity groups and other stakeholders to involve themselves more directly in the planning process without needing to interpret plans that can be technical and confusing. This helps to increase certainty for people affected by development and improve trust between communities, developers and planners. It also enables the design rationale for the proposal to be more transparent to stakeholders and the Local planning authority.

2.2 What Is Required: The Design Component

The design and access statement should cover both the design principles and concepts that have been applied to the proposed development and how issues relating to access to the development have been dealt with. Statements should evolve throughout the design and development process.

A design and access statement for a planning application should explain the design principles and concepts that have been applied to particular aspects of the proposal. These are:

- Scale: Scale is the height, width and length of a building or buildings in relation to its surroundings.
- Amount: The amount of development is how much development is proposed. For residential development, this means the number of proposed units for residential use and for all other development, this means the proposed floor space for each proposed use.
- Layout: The layout is the way in which buildings, routes and open spaces (both private and public) are provided, placed and orientated in relation to each other and buildings and spaces surrounding the development.
- Landscaping: Landscaping is the treatment of private and public spaces to enhance or protect the amenities of the site and the area in which it is situated through hard and soft landscaping measures. Statements should also explain the function of the landscaping, for instance for sustainable drainage purposes, providing shading or other climate change adaptation purposes, and explain how it will be maintained.
- Appearance: Appearance is the aspect of a place or building that determines the visual impression it makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.

2.3 What Is Required: The Access Component

It is important to note that the requirement for the access component of the statement relates only to 'access to the development' and therefore does not extend to internal aspects of individual buildings. Statements should explain how access arrangements will ensure that all users will have equal and convenient access to buildings and spaces and the public transport network. The statement should address the need for flexibility of the development and how it may adapt to changing needs.

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3. Design and Access Statement

3.1 Having followed planning policy recommendations and published technical guidance, we consider the proposal is based upon best design practices for external sports facility provision.

3.2 Proposal Description

Planning permission is sought to create a new external sports pitch development with associated features including:

- Artificial Grass Pitch (AGP) pitch surface with 3G artificial grass to accommodate a football pitch sized 106m x 70m (including 3m run-offs) designed to accommodate a variety of youth football pitches, a rugby pitch and football training areas.
- Porous Asphalt hardstanding viewing areas and recess goal storage areas
- 4.5 metre high open mesh fencing to the perimeter of the playing pitch
- 6x15 metre high slimline sports lighting columns serving the synthetic pitch
- Single storey pavilion
- 83 space car park with 5 metre high lighting columns, associated landscaping and revised access
- 2.59 metre high steel storage container for maintenance equipment

3.3 Site Description



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The site comprises 7 existing grassed football pitches with car park for 20 spaces and a pavilion that is in a poor condition in the south west corner. The surrounding areas comprise mainly of residential houses with a pharmacy located to the south west of the site. Radcliffe Cricket Club is situated to the west of the site.

3.4 Site History

An attempt to trace the history of the site has been carried out by tracing historical images of the site. The proposed development area has been in use as playing fields for a number of years.

The following summarises the relevant planning history of the site:

Reference: 45768
Application Received: Tue 03 Jan 2006
Application Validated: Tue 10 Jan 2006
Address: RED BANK PLAYING FIELDS, UNSWORTH STREET, RADCLIFFE
Proposal: EXTENSION & SURFACING OF EXISTING CAR PARK
Decision: Approve with Conditions
Decision Issued Date: Thu 20 Apr 2006

3.5 Purpose and Use

This application seeks planning permission to create a new external Artificial Grass Pitch (AGP) in order to contribute to the improvement of sporting and recreational facilities at the playing fields.

The provision of a new AGP will provide increased usage in comparison to the existing grassed playing field for the benefit of the existing club, partner organisations and sports clubs and in the surrounding area, via pre-arranged and structured access.

The new AGP will offer a variety of football pitches and training areas within the same enclosed playing space to support development plans into grassroots football.

In accordance with The Football Association's (FA) current technical guidance, the aspiration is to introduce multiple pitch markings to gain the maximum football developmental outcomes and benefit from the site footprint.

The AGP will be capable of supporting the following formal pitch arrangements:

Size and Age grouping	Quantity
100m x 64m Football - (Over 18/ Adult) in white	1
54.8m x 46m* Football - (U11/U12, 9v9) in blue	2
55m x 37m Football - (U9 / U10, 7v7) in yellow	2
37m x 27m Football - (U7 / U8, 5v5) in red	4
100x64m Rugby (line markings not shown)	1
*smaller than recommended size, but acceptable for match play use	

3.6 Amount

The proposed development has been prepared in accordance with published Design Guidance Notes (The Football Association (FA) / Sport England) pertinent to external artificial sports facility provision. The Artificial Grass Pitch (AGP) design is in accordance with The FA Guide to 3G Football Turf Pitch Design Principles and Layouts and the proposed amount of development is:

Aspect	Area
3G artificial grass pitch area	7420m ²
Hard surfaced areas	784m ²
Pavilion area	325m ²
Car park area	2842m ²
Total Development Area	11,371m²

3.7 Layout

The optimum location for a proposed AGP was considered as part of a feasibility study. Key considerations included:

- Avoidance of unacceptable impact to surrounding residential properties (noise, visual and lighting)
- Flood risk for the facility itself
- Flood risk in terms of ensuring the development does not increase the flood risk to other nearby areas
- Convenient proximity to changing facilities/welfare
- Convenient location to existing site services
- Convenient proximity of vehicular parking areas
- Convenient proximity to transport routes
- Retention of existing grass playing pitches within the remaining playing field

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The proposed location will afford pedestrian, maintenance and emergency access as well and providing for suitable management, supervision and security. This pitch location will be situated close to the proposed pavilion and proposed parking. It was concluded the proposed location for the new 3G pitch provides the best solution for the above considerations.

3.8 Scale

The proposed height of new open steel mesh barrier fencing around the synthetic turf pitch perimeter would be 4.5m high in line with current FA Design Guidance and recommendations.

The proposed height of the steel storage container would be 2.59 metres.

The proposed height of the 6 no slimline floodlighting columns to the synthetic turf pitch would be 15 metres.

The proposed height of the lighting columns in the car park would be 5 metres.

3.9 Landscaping

New hard landscaping treatment around the 3G facility is restricted to porous asphalt surfacing for spectator viewing & access areas outside of the synthetic turf perimeter and goal storage areas. New hard landscaping treatment around the facility is restricted to porous asphalt surfacing necessary to form pedestrian and vehicular access for maintenance and emergency and also a maintenance equipment storage area.

All topsoil stripped from the main playing pitch will be carefully spread to even out the depression in playing field to the north-east of the AGP. This will level out this area of the site to provide a suitable fall on the pitch to improve the sporting experience for the proposed 7 v 7 natural turf pitch. The level plateau area will be neatly tied in to the existing ground levels of the surrounding area. Refer to drawing 'CLS017 07 - Proposed Plateau REV01' and 'CLS017 08 - Proposed Plateau Sections'.

Soil shall be reinstated to grass (soft landscaping) in accordance with BS 4428 Code of Practice for General Landscape Operations.

Associated landscaping provision is proposed around the new surfaced car park.

3.10 Appearance

Refer to Appendix E - AGP Materials and Appearance.

The intention is to develop the AGP with minimal visual impact when viewed looking into the site, which is necessary to satisfy local policies which seek to ensure that proposals are sympathetic to its surroundings and will not impact on the visual amenity of the area.

The proposed finished appearance of principal pitch features is as follows:

3.10.1 3G Artificial Grass Playing Surface

The installed appearance of the playing surface will comprise a 3G artificial turf containing a 50mm pile and partially in-filled with silica sand (for stability) and granulate rubber (for performance), coloured grass green.

This is consistent with current Football Association (FA) technical requirements to deliver adequate performance characteristics for the intended sporting activities.

This surface type is recognised as the most suitable artificial playing surface for community football and youth football development. A shockpad will also be incorporated to the build to accommodate rugby on the 3G as well.

This surface type is credited as 'preferred football surface' and 'surface for high level competition / training' within Sport England's guidance document 'Selecting the Right Artificial Surface for Hockey, Football, Rugby League and Rugby Union' Issue 002 / December 2010.

3.10.2 Perimeter Ball Stop Fencing

The proposed type and quality of ball-stop fencing is consistent with current Football Association (FA) technical requirements for fencing to enclose a stadia artificial grass sports pitch.

The installed appearance of perimeter ball stop fencing be polyester powder coated RAL6005 Moss Green, all supported with an intermediate post system and entrance gates of matching colour.

The fence will be steel open mesh containing a 66x50mm rebound aperture to the lower 1.2m and 200mm x 50mm sized mesh above.. Fence panels are insulated from the posts using neoprene washers to be fitted to every fence post / mesh fixing point to aid noise reduction and acoustic attenuation by reducing rattle and vibration from ball impacts.

Panels are fixed onto posts with 8mm galvanised security bolts to (U shape) brackets containing threaded inserts and neoprene washers (inserts) to reduce panel rattle and vibration from ball impacts. Panel connectors are applied at horizontal panel joins to increase the overall rigidity of the product.

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Black or dark (moss) green are the fence colours that provide the most discrete appearance.

3.10.3 Hard Standing Areas

The installed appearance of the hard standing areas (areas outside perimeter of the pitch and goal storage areas) will be grey / black coloured porous asphalt.

3.10.4 Car park

The installed appearance of the car parking area will be grey / black coloured asphalt.

3.10.5 Pavilion

The proposed appearance of the pavilion will comprise a dual pitched roof with materials consisting of red brick, off white render, polyester powder coated aluminium windows and doors and steel roof colour 'Goosewing Grey'.

3.10.6 Sports Lighting

The proposed lighting installed appearance of the new artificial lighting system will include six (6 Nr) slimline 15m high sectional hinged steel masts finished galvanised (Z275) self-coloured, mounted with slimline LED luminaires and fittings finished in raw aluminium.

3.10.7 Storage Container

The proposed storage container will comprise steel coloured dark green, similar colour finish to the perimeter fence line.

3.11 Access/ Transport Links

This development should not be prejudicial to the satisfactory functioning of the highway and that additional traffic movements generated by the proposal should not result in unacceptable impacts on the highway network.

The established vehicular entrance off Unsworth Street is to be widened to provide improved visibility into and out of the site and to cater for the larger car park being proposed.

All new pedestrian paths and hardstanding areas shall be compliant with Equality Act 2010 regulations and Sport England's Technical Design Guidance Note 'Accessible Sports Facilities 2010'. The Equality Act 2010 replaced the Disability Discrimination Act (DDA) in England, Scotland and Wales.

Similarly, hard standing pavements around the onsite car parking areas and new hard standing areas proposed around the Artificial Grass Pitch (AGP) are all accessible for disabled persons. There are 5no. DDA compliant parking spaces shown for the proposed car park. Disabled access has been carefully considered throughout the whole design and applied wherever possible. The intention is to provide a smooth transition to and from areas, for use by people of all ages and abilities.

New trips would be generated following the introduction of the Artificial Grass Pitch (AGP). This is resultant from an intensification of use made possible by the enhanced durability of the 3G artificial grass playing surface in comparison to the existing natural turf surface, especially during winter weather conditions.

The convenient location of the site will ensure the proposed 3G facility can easily be accessed and utilised by nearby communities.

The existing site has a parking capacity consisting of 20 spaces. The proposal will provide a new, improved larger car park consisting of:

Type of Vehicle	Proposed Number of Parking Spaces
Car	78
Light Goods Vehicles/ Public Carrier	0
Motorcycles	0
Disability Spaces	5
Cycle Spaces	12
Electric Vehicle Charging	4
Minibus Spaces	2

A construction logistics plan will be submitted for approval pre-commencement to ensure construction vehicles will not have a detrimental impact on the vicinity of the site including the provision of adequate parking for construction vehicles onsite and to prevent on-street conflict and impacts to the highway safety and to prevent pollution and the protection of residential amenity.

The proposed times of construction, demolition and site clearance operations shall be limited to the following hours:

- 0700 to 1800 Monday to Friday.
- 0700 to 1300 Saturday.
- No construction operations on Sundays or public holidays.

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HGV movements shall not be permitted outside these hours during the construction phase without prior written approval from the Local Planning Authority.

Installation of equipment on site shall not be permitted outside these hours without prior written approval from the Local Planning Authority.

The proposed future use of the site will result in a negligible impact on the local highway network and local transport network and will not lead to car parking stress on local roads.

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4. Planning Statement

4.1 Planning Policy

National Policy

We understand that development management decisions must be taken in accordance with the National Planning Policy Framework (NPPF) as updated in July 2021.

Sections 4.4 to 4.8 refer to this development in the context of specific National Planning Policies.

Local Policy

We understand that development management decisions must be taken in accordance with the Local Development Framework. The Bury Unitary Development Plan (UDP) acts as a guide for the future development or protection of land in the Borough and its policies and proposals currently form the basis for the Council's decisions on planning applications. The current Bury UDP was adopted by the Council on 29 August 1997.

Section 4.9 refers to this development in the context of specific Local Development Framework Policies.

4.2 Material Planning Considerations

Having reviewed the Council's local validation checklist, we acknowledge the following material planning considerations relevant to the proposal include:

- Compliance with relevant planning policy guidance, local development plans and policies
- Principal of development to enable Sport England's informed assessment of whether the proposed benefits to sport associated with development would be sufficient to outweigh the detriment associated with the impact on the playing field and satisfy exception policy 5 of Sport England's Playing Fields Policy and Guidance 2018.
- Design and impact upon the character and appearance of the surrounding area
- Adequate impact mitigation to residential neighbours (protecting visual amenity and residential amenity)
- Artificial Grass Pitch (AGP) rationale and sport related benefits
- AGP management and maintenance programme
- Lighting / Floodlighting schemes including impact assessment
- Sustainable Drainage Assessment / Sustainable Drainage Operation and Maintenance Plan (Flood Risk Assessment)
- Suitable parking provision

4.3 Assessment of Planning Issues

We believe the proposal is in accordance with the National Planning Policy Framework (NPPF) and the Bury Unitary Development Plan policies. Sections 4.4 to 4.9 refer to specific policies and provide a discussion to outline how we believe this proposal satisfies these policies.

4.4 National Planning Policy Framework (July 2021) Section 2 - Achieving Sustainable Development

Policy extract:

Paragraph 8: Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

*a) **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;*

*b) **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*

*c) **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.*

The National Planning Policy Framework introduced a presumption in favour of sustainable development and this can be set out as three dimensions – Economic Role, Social Role and Environmental Role.

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This proposal aims to contribute to the above areas in the following way:

- Economic Role – providing a self-funding facility for use by Radcliffe Juniors FC and its partner organisations.
- Social Role – providing modern facilities that will encourage the maximum football developmental outcomes with the benefits to health and wellbeing associated with this.
- Environmental Role – ensuring that the existing natural environment is not harmed and that facilities are designed to conserve and reduce energy wastage wherever possible.

In a sporting context, this proposal seeks to:

- Provide opportunities for the local community and sports organisations to participate in sport and physical activity for health improvement and development of their skills, particularly amongst low participant groups;
- Operate in line with the national agenda for sport taking into account nationally adopted strategies;
- Generate positive attitudes in sport and physical activity by young people and reducing the dropout rate in sports participation with age;
- Increase the number of people of all ages and abilities participating in sport and physical activity including people with disabilities;
- Use the facilities to encourage the range, quality and number of sports club links and to stimulate competition that is inclusive of young people and adults;
- Provide affordable access to the facilities and to be self-financing in terms of community use;
- Contribute to The Football Association's strategic objectives for grassroots football development;
- Satisfy competition play and training needs with a robust sustainable business plan to monitor the delivery of the football development plan on a regular basis. The committee will review a variety of objectives and controls to correctly manage, adequately operate and maintain the facility;
- Ensure the AGP, once subjected to performance testing to validate necessary quality standards, is added to the FA register of approved sites for match play.

4.4.1 Maintenance/ Management Considerations and Sustainability

The general maintenance of the 3G facility will be carried out by the existing site team along with the addition of specialist maintenance throughout the year.

An appropriate booking system will be in place to ensure all bookings can be managed. The proposed 3G pitch and pavilion will be managed by the Radcliffe Football Foundation under a long term management agreement/lease from Bury Council. The opening and closing of this facility will be managed by the existing site team. The facilities will be supervised at all times and users will be expected to comply with a Code of Conduct and facility usage rules. This will include not leaving litter at the site, refraining from using foul or abusive language, and using the designated parking provided without causing nuisance to neighbouring residences. The 3G Pitch rules include wearing appropriate footwear on the 3G pitch and complying with no smoking, no dogs (other than guide dogs) and no chewing gum policies. All users will sign up to the Code of Conduct and Facility Rules as set out in the Terms & Conditions Use on the Redbank Football Facility Booking Form.

A sinking fund will be established to cover the costs of long-term facility maintenance and refurbishment such as replacement of the 3G pitch surface or floodlights.

4.4.2 Energy and Waste Reduction

The proposed development will require the removal and redevelopment a grassed football pitch. However, a variety of efficiencies will be applied to the construction stage to mitigate environmental impact and benefit the carbon footprint of the development.

Significant reduction in the use of energy and / or water, and reduce waste in the construction and operation of the facility will be achieved by:

- Excavations limited to the removal of turf and topsoil only.
- Imported granular sub-base aggregates to form the pitch foundations shall be locally sourced from local quarries or suppliers to reduce transportation
- The implementation of the development does not require water supplies.
- For the artificial grass playing surface, modern textile manufacturing methods and technology continue to advance. As such, it is common place for artificial grass surfaces to be recycled at the end of their life cycle and be re-made into new similar surfaces or other products. It

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can be expected that technologies will enable this environmental sustainability form of recycling to be common place in the future, to the benefit of this proposal when refurbishment is due after an initial life cycle.

In conclusion the proposed Artificial Grass Pitch (AGP) will replace part of an existing grassed football pitch provision with:

- Better quality provision
- Provide access to greater quantity of provision
- In a suitable location
- Supported by effective and appropriate management arrangements
- Implemented with best practice construction techniques to minimise waste and pollution

4.5 National Planning Policy Framework (July 2021) Section 8 – Promoting Healthy and Safe Communities

Policy extract:

Paragraph 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. 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.

Paragraph 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.

Paragraph 100: Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.

The planning system encourages and promotes the retention of existing and the provision of additional, outdoor sports facilities, both public and private.

This is re-affirmed by the National Planning Policy Framework as existing open space, sports and recreational buildings and land, including grassed playing fields, should not be built on unless it can be demonstrated the building or land is surplus to requirements, the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity or quality in a suitable location or if an alternative development could benefit the community and outweigh the loss of an open space as it is felt access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.

Whilst it is acknowledged the proposed development would result in the loss of what is effectively a grassed playing field, it must be noted that the scheme would provide a purpose built facility that would facilitate a far greater level of use for sport and recreation throughout the whole year.

In addition, when assessing the proposal, consideration must be given to the importance of the standard of design and compatibility of a scheme to harmonise with the general character of the area in which they are set, the impact upon the private amenity of the neighbouring occupiers and highway safety, amongst other material considerations.

The proposed development will implement better provision in terms of quality and quantity and in a suitable location to benefit the community and provide access and opportunities for sport and recreation, making an important contribution to the health and well-being of the local community.

The proposed location will afford convenient pedestrian and maintenance access as well as providing for suitable management, supervision and security by site based staff.

The location of the proposal has been designed to avoid cutting across the public footway that runs across the site, thereby protecting the right of way in accordance with paragraph 100 of the NPPF 2021.

The close proximity of existing facilities described above will help to create a healthy and safe place of exercise.

This proposal satisfies the above planning objectives and is beneficial to the advancement of sports activity and development.

It will deliver genuine beneficial outcomes as follows:

- Implement social, recreational and cultural facilities and services for community needs to enhance the sustainability for the local area.
- Provide access to a high quality open space and provide opportunities for sport and recreation that can make an important contribution to the health and wellbeing of the local community.

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- Make beneficial usage of the current site resulting with better provision provided by a durable Artificial Grass Pitch (AGP).

The proposed development will provide a clean, safe and modern facility to inspire sporting participation and will enhance the existing sport and recreation provision.

It will provide a genuine asset for the applicant and local community sporting groups and organisations.

It will encourage and inspire more people of all ages to participate in sport.

For these reasons, we believe the following objectives have been satisfied:

- Promotion of social inclusion and community cohesion.
- Health and wellbeing.
- Promoting more sustainable development.

4.6 National Planning Policy Framework (July 2021) Section 12 – Achieving well designed places

Policy extract:

Paragraph 126: The creation of high quality 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.

Paragraph 134: In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

4.6.1 Design Standards

In terms of design standards, the schedule of works necessary to implement the proposal are designed in accordance with, and must be constructed if full compliance with the following sources of technical guidance and performance quality standards which are appropriate to external artificial sports facilities:

Artificial Grass Pitch (AGP)

- The Football Association (FA) Guide to 3G Football Turf Pitch Design Principles and Layouts.
- Federation Internationale de Football Association (FIFA) Quality Concept for Football Turf – Handbook of Requirements (October 2015).
- Sport England Design Guidance Note 'Artificial Surfaces for Outdoor Sport – updated guidance for 2012.
- Sport England's guidance document 'Selecting the Right Artificial Surface for Hockey, Football, Rugby League and Rugby Union' Issue 002 / December 2010.

Ball Stop Fencing

- BS EN 15312:2007 A1:2 Free access multi-sports equipment – Requirements, including:
- Clause 5.5.1.2.1 Resistance to repeated impact of footballs
- Clause 5.5.1.2.2 Very intense forceful impact resistance to player's kicks

Sports Lighting

- The Football Association (FA) Guide to Football Turf Pitch Design Principles and Layouts (FIFA's Class II for Non – Televised events (4))
- BS EN 12193:2007 Light and lighting. Sports lighting
- The Institution of Lighting Professionals (ILP): Guidance Notes for The Reduction of Obtrusive Light GN01:2021

Generally

- Works must comply with current Building Regulations and British / European Standards applicable to the proposal

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4.6.2 Visual Amenity

Refer to Appendix E - AGP Materials and Appearance.

3G Artificial Grass Playing Surface

The new Artificial Grass Pitch (AGP) will be surfaced with 3G artificial grass coloured green. The visual appearance will be similar to the existing grass surface and 3G synthetic turf is designed to look like natural turf, unlike the older sand filled 'astroturf' type surfaces.



Typical example of 3G artificial turf

Building level

The field topography will be adjusted to reduce and adjust longitudinal slopes and lateral profiles across the Artificial Grass Pitch (AGP) footprint to accord with technical recommendations.

This is necessary to preserve unbiased ball roll characteristics; resulting in a diagonal axis containing an approximate 1:100 (1%) maximum slope.

A minor balanced cut and fill operation would be carried out in order to reduce the need to import any 'fill' material to site, thereby providing a more environmentally friendly design solution which will reduce construction programme and reduce construction traffic movements.

The levelling works to the pitch footprint would not compromise on the openness of the site or the visual amenities of the site.

Ball Stop Fencing

The proposals incorporate perimeter fencing, which is necessary around the Artificial Grass Pitch (AGP) to ensure the adequate long term protection of the valuable assets for a variety of vital reasons as follows:

- To help contain balls within the pitch during training, competition and recreational activities
- To protect the playing surface from contamination that will severely compromise the longevity of the artificial grass playing surfaces
- To segregate the pitch playing area from spectators

In terms of the visual impact of the fencing, the elevation will consist of a weld mesh design comprising open see-through mesh, coloured RAL 6005 moss green. This type is commonly installed around artificial sports pitches and permits light and views throughout, reducing the visual impact of the fencing.

Darker colours of fence finish, in particular black and dark green, are the most discrete colour options, which has been a factor in this proposal.

We consider the proposals will not create any excessive levels of overbearing or overshadowing impact and fence heights are appropriate for the intended activities.

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Typical example of ball stop fencing

Pavilion

The single storey pavilion represents a traditional design with traditional materials including brick and render. The size and scale will be appropriate for the setting and the design of the building will be an upgrade on the existing brick pavilion which is in a poor condition.

Storage container

A steel storage container is also proposed that is to be coloured in dark green. This is a standard additional item associated with this form of development and the 2.59 metres will mean it is of a modest height.



Typical example of storage container

Floodlight Masts

The proposals incorporate the provision of six (6nr) 15m high slimline floodlight masts mounted with associated luminaires around the perimeter of the Artificial Grass Pitch (AGP).

The masts would be of a slim profile tubular steel design with galvanised (Z275) self-coloured finish.

A galvanised only finish of the columns has been selected as the preferred solution in terms of being more discreet against the background of the (often) grey UK skies.

It is accepted that whilst the height of the masts would result in features which are prominent within the site itself, they are vital to provide artificial lighting for the planned use of the facility after dusk.

With the floodlight columns being of a slimline design, it is not felt the columns will provide an unacceptable visual impact in what is an existing sports setting.

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Typical example of floodlight headers and columns

Size and Scale

The proposed Artificial Grass Pitch (AGP) accords with The Football Association's technical guidelines and the facility size is limited to spatial requirements necessary to implement one multi-functional artificial grass football pitch with a variety of secondary pitch markings to support adult, youth and mini soccer and training areas, all within the same enclosed playing space.

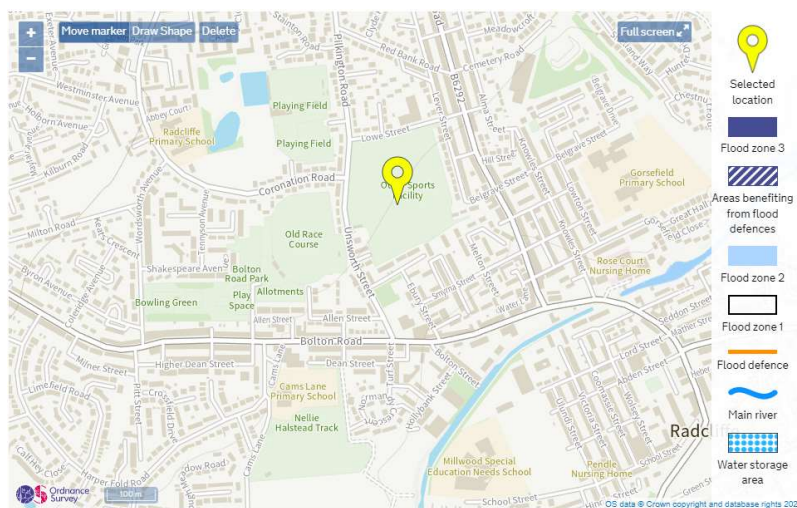
4.7 National Planning Policy Framework (July 2021) Section 14 – Meeting the Challenge of Climate Change, Flooding and Coastal Change

Policy extract:

Paragraph 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:

- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;*
- b) the development is appropriately flood resistant and resilient;*
- c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;*
- d) any residual risk can be safely managed; and*
- e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.*

Paragraph 164: 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. Site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; 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; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.



According to the governments flood map for planning, the site is located within flood zone 1, indicating a low-risk of flooding.

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Department for Environment, Food and Rural Affairs Sustainable Drainage Systems Non-statutory technical standards for sustainable drainage systems March 2015

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

For more information please refer to the

- Drainage Layout drawing for the AGP,
- Drainage Strategy drawing for the AGP
- Proposed Drainage Strategy Plan drawing - Car Park & Pavilion
- Flood Risk Assessment/Surface Water Management Plan

4.8 National Planning Policy Framework (July 2021)
Section 15 – Conserving and Enhancing the Natural Environment

Policy extract:

Paragraph 185: Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

- a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life60;*
- b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason;*
- c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.*

4.8.1 Noise Impact

It is acknowledged that the application proposal would result in a greater intensity of use of the site. This intensification of use is made possible by the enhanced durability of 3G artificial grass playing surface in comparison to the current natural turf surface.

The proposed hours of operation for the new Artificial Grass Pitch (AGP) are as follows:

Monday to Friday 08:00 hours to 22:00 hours
Saturday & Sunday 08:00 hours to 22:00 hours

Note – in addition the site would like a specific clause within a planning condition that would allow the pitch and lighting to stay open and used for the circumstance that a cup final or specific match went into extra time and penalties. This would be an infrequent request and can often be conditioned.

Additional measures to be implemented as part of the proposed development to reduce the noise impact:

- Carefully considered location of the proposed development approximately 40 metres away from the closest residential properties to reduce noise impact.
- Neoprene washers (inserts) will be fitted to fence panel fixings to reduce panel rattle and vibration from ball impacting on the perimeter fencing, which will reduce noise emission created from use of the AGP.
- Unlike a small ball-court, all playing lines are to be permanently marked 3m minimum away from the pitch perimeter to mitigate balls impacting onto the fenced enclosure.
- To manage noise generated by use of the facility, a noise management plan will be introduced with procedures to minimise any potential noise impact from users of the 3G facility. The plan is considered to be a live document which may be revised during the operational stages in order to create an acceptable balance between the requirements for a successful sports facility and the protection of local residents' amenity. The plan will ensure that:
 - a) The nominated noise monitoring supervisor regularly monitors activity on the facility.
 - b) The maximum user capacity of the facility is not exceeded.
 - c) Only pre-booked lettings under a signed lettings agreement will be permitted to use the facility. All clients as part of the lettings agreement will sign up to a Code of Conduct which includes arriving and leaving the site plus expectations whilst on site.
 - d) The supervisor liaises with clients to ensure noise management policies and the Code of Conduct are adhered to.
 - e) A clear and reliable mechanism is provided whereby noise complaints can be made and logged and acted upon by way of a formal complaints procedure.
 - f) Liaison with stake holders and interested parties is undertaken to ensure the noise management plan remains effective and revisions are applied accordingly.

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4.8.2 Impact Mitigation

The design process for the proposed Artificial Grass Pitch (AGP) has considered and incorporated a variety of features to assist in reducing the impact of the development the local environment.

Controlled hours of use	Hours of use of the proposed development will be controlled by the allowed opening times of the 3G through the planning process.
Sympathetic appearance	The finish of the proposed 3G artificial grass will offer a similar appearance to amenity grass / sports turf. 3G synthetic turf is designed to look like natural turf, unlike the older type sand filled 'astro turf' type surfaces. The open mesh ball-stop fencing will be discreet against the existing background.
Acoustic / visual attenuation	Fence panels will be insulated from the posts using neoprene rubber washers to be fitted to every fence post / mesh fixing to aid noise reduction by reducing rattle and vibration from ball impacts. Also unlike a small ball-court, playing lines shall be permanently marked at a distance of 3m away from the pitch perimeter to mitigate balls impacting onto the fence.

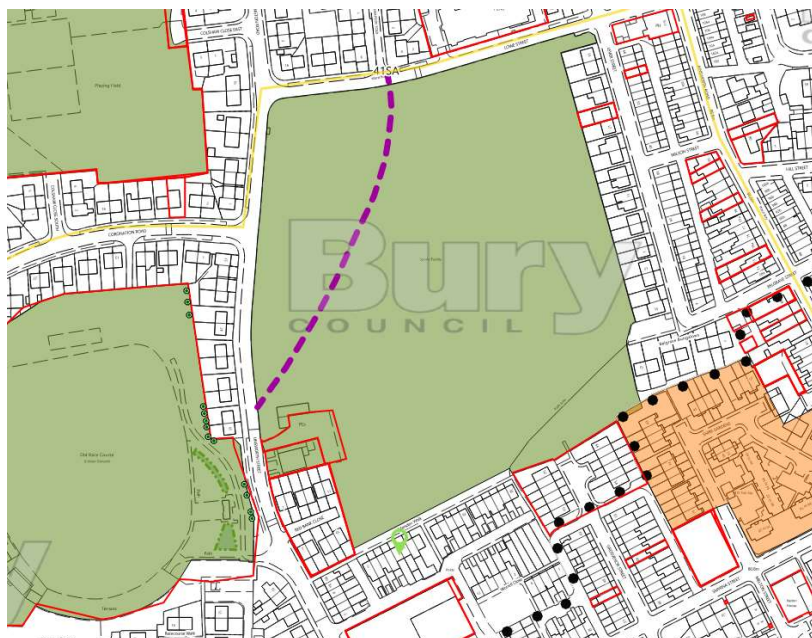
4.8.3 Sports Lighting Impact

Please refer to Appendix D: Sports Lighting Statement.

4.9 Local Planning Policy – Bury Unitary Development Plan

We understand that development management decisions must be taken in accordance with the Local Development Framework. The Bury Council Unitary Development Plan (UDP) acts as a guide for the future development or protection of land in the Borough and its policies and proposals currently form the basis for the Council's decisions on planning applications. The current Bury UDP was adopted by the Council on 29 August 1997.

After checking the Bury Council Unitary Development Plan policies map the site is identified as a protected recreation provision in an urban area:



We feel that the proposed development demonstrates clear coherence with various policies including:

EN1 - BUILT ENVIRONMENT

The Council will seek to protect, preserve and enhance the character, appearance and amenity of the Borough's built environment.

HT2/4 - Car Parking and New Development

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The Council will require all applications for development to make adequate provision for their car parking and servicing requirements in accordance with the Council's car parking standards.

RT1 - EXISTING PROVISION FOR RECREATION IN THE URBAN AREA

The Council will protect and give favourable consideration to the improvement of existing recreational land and facilities within the urban area.

RT1/1 - Protection of Recreation Provision in the Urban Area

Development will not be allowed where it would result in the loss of:

existing and proposed outdoor public or private recreation facilities (as shown on the Proposals Map), including playing fields, sports grounds, parks and gardens, children's play areas, allotments and golf courses;

- recreation space within settlements located in the Green Belt (not shown on the Proposals Map);

- indoor facilities (not shown on the Proposals Map) for which there is a recreational need;

and

- any other unidentified recreation provision such as playing fields, sports grounds, parks and gardens, children's play areas, allotments and golf courses, including sites created during the period of the Plan.

Exceptions to this policy may be permitted where:

- sports and recreation facilities can best be retained and enhanced through the redevelopment of a small part of the site;

- alternative provision of equivalent community benefit is made available; or

- it can be demonstrated that there is an excess of sports pitch provision and public open space in the area, taking account of the recreation and amenity value of such provision.

RT1/2 - Improvement of Recreation Facilities

The Council will give favourable consideration to proposals for the appropriate improvement of existing recreational land and facilities in the Borough.

RT2 - NEW PROVISION FOR RECREATION IN THE URBAN AREA

The Council will encourage the provision of additional land and facilities for recreation in the urban area.

RT2/1 - Provision of New Recreation Sites

The Council will give favourable consideration to proposals involving the provision of additional recreational facilities throughout the Borough.

4.10 Sport England

Sport England will be a statutory consultee on this planning application as the proposal affects a natural turf playing pitch area.

A playing pitch is a delineated area, which together with any run off is of 0.2 hectares or more. Playing pitches may have a grass surface or an artificial one.

The following details are provided to enable Sport England's informed assessment of whether the proposed benefits to sport associated with development would be sufficient to outweigh the detriment associated with the impact on the playing field and satisfy exception policy 5 of Sport England's Playing Fields Policy and Guidance 2018.

The aim of the policy is to ensure that there is an adequate supply of quality pitches to satisfy the current and estimated future demands of the pitch sports.

The following details are provided to enable an assessment:

Requirement	Detail provided
Impact the proposed development would have on playing pitch provision including proposed summer / winter playing pitches	The application site is presently an area of grassed football pitches This proposal seeks to replace an area of the site with a 3G Artificial Grass Pitch (AGP). It is acknowledged that the removal of an existing usable grass football pitch area to enable the development of the proposed Artificial Grass Pitch (AGP) is unavoidable. With the current natural turf surface, the pitch becomes unusable during periods of inclement weather each winter with pitch waterlogging. This causes a number of issues with the relevant football leagues and overall support for the club due to inconsistent fixtures and player fitness. The new 3G facility will result in convenient player and pedestrian access as well as effective management of the proposed Artificial Grass Pitch (AGP). The proposed AGP will be sited adjacent to existing site facilities & infrastructure including changing rooms, and circulation areas and ample car parking provision.
Community use of the proposed sports facility	The resultant facilities would not only be used by community football and rugby clubs, but also by partner organisations and community groups from the surrounding areas to gain the maximum football developmental outcomes; via pre-arranged and structured community access.

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	The development of this AGP, in accordance The Football Association's technical design guidelines, will especially enable children and young adults to play on appropriately sized pitches with appropriately sized goals, encouraging greater touches of the ball and an increased involvement in the game to enable skill development. The intention is that young players will develop better technical and decision-making skills from a younger age. The AGP will support FA affiliated junior / youth football (highest level of competition), along with training and coaching activities. The facility will support several inclusive organisations who provide strong and sustainable education placements for providing children and young people, in addition to a number of organisations who support those with a disability For further community use please see section 4.11.
Community access formally secured through a community use agreement	A Community use agreement with key partners will be established and managed on a formal basis. It is envisaged that the requirement for this community use agreement would be inserted as a planning condition and such an agreement would follow the Sport England template. The provision of the new external Artificial Grass Pitch (AGP) will provide increased usage in comparison to the existing site during the daytime and evenings. This extended use is possible because the proposed floodlit Artificial Grass Pitch (AGP) is more resilient during winter weather conditions and with new floodlights, evening activities will enable the facility to be used to its full potential. The AGP also avoids close season maintenance works. The proposal will provide a much needed facility which would enable sport to be played throughout the year.
Sport related benefits of the proposed artificial grass pitch for the applicant and the community This explanation should provide detail on the deficiencies of the existing facilities and set out how the new facilities will address such deficiencies and help with the delivery of sport and meet community facility needs	The local surrounding area has limited access to state of the art 3G Artificial Grass Pitches (AGPs) and this proposal will contribute to satisfying demand for training and competition football. The proposed AGP will accord with Sport England's and The Football Association's technical design guidance for Artificial Grass Pitches (AGPs). The provision of the Artificial Grass Pitch (AGP) could be used continuously throughout the year and intensively due to its artificial grass surface and floodlighting. This project will support Sport England's key goals in the following ways: ▪ Increasing the number of people playing sport for at least 30 minutes once a week ▪ Developing new teams and participation opportunities ▪ Recruiting new players to all football formats ▪ Providing quality training and match play facilities ▪ Achieving growth in adult participation ▪ Providing juniors supported pathways into adult teams ▪ Raising the percentage of young adults who play sport once a week ▪ Supporting school and club teams ▪ Developing secure pathways into adult football ▪ Creating pathways from recreational football into clubs
Explanation of which sports the new artificial turf pitch will accommodate	With football being the targeted sport, the appropriate surface choice is 3G artificial grass designed to FIFA Quality standards. 3G turf is regarded by The Football Association as the most suitable artificial playing surface for community football and youth development. However, with the addition of a shockpad to the construction, rugby will also be able to be played on the 3G for those clubs who need somewhere to train and practice throughout the winter months Sport England guidance** describes this as a 'preferred football surface' and capable of high level competition / training (national/international).

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	**Sport England's guidance document 'Selecting the Right Artificial Surface for Hockey, Football, Rugby League and Rugby Union' Issue 002 / December 2010.
Proposed surface type	3G artificial turf
Sustainability	Arrangements to ensure the long term maintenance of the facility will be established, along with a necessary sinking fund to ensure the long term benefit of the facility and the appropriate replacement of the artificial surface, floodlights and pitch furniture at the end of life cycles.

On the basis of the above justification, we consider the proposals would give rise to a considerable benefit to the wider community through the provision of an enhanced playing facility.

Given the above details, we believe Sport England will agree that the proposed development is acceptable under the following exception policy:

E5 – The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.

4.11 Identifying the Need

The Bury Playing Pitch Strategy (PPS) was developed in 2018 and adopted in 2019. This highlighted a significant under-supply equivalent to needing eight full size 3G Football Turf Pitches (FTPs) to meet current and anticipated future demand for affiliated football team training in Bury based on the FA 1: 38 training model. The shortfall of full sized 3G pitches is of such significance that it represents the most critical issue for football within Bury, whilst the delivery of new full sized 3G pitches with FA/FIFA certification will have the additional impact of being able to service competitive play and reduce existing grass pitch shortfalls.

The 3G FTPs are a high quality and indispensable part of modern football facilities; their impact cannot be underestimated. In recent years the industry has seen major innovations and improvements to artificial surfaces (and sports lighting). This has created playing surfaces that replicate a good standard natural turf pitch whilst significantly increasing levels of use (x20). All FTPs must have sports lighting to achieve this. The high quality, consistent playing surface is the ideal environment to play the game and for young people to learn. With regular maintenance programmes, FTPs can be heavily used all year round with no decline in quality. They almost completely negate annoying fixture cancellations during winter months, helping football to be a key part of a regular physical activity habit. High capacity levels offer a great opportunity to embrace all formats and engage all participants. A full-sized 3G pitch caters for an average of 1,200 participants per week and is suitable for various location types. That means being fully inclusive to all sections of the community, with a particular focus on under-represented groups such as women and girls, people with a disability, BAME communities and people from lower socio-economic groups.

The geographic spread of existing facilities in Bury is uneven; there are provision gaps despite the high level and density of population and significant planned regeneration and housing growth. For the purpose of analysis, the Playing Pitch Strategy (PPS) for the Bury area identified six analysis areas which align with the six townships use by the Council for strategic planning. One such area is Radcliffe with a population of 34,704.

Within the Bury Local Football Facility Local Plan eight priority projects for potential investment are identified; five full sized, site specific projects, one area wide opportunity with an either/or option, and two area wide non site specific opportunities. Sites offer good access, will deliver the required geographic spread and will service areas of high affiliated football demand. One such priority area is Redbank playing fields. The plan identified that the grass pitches are standard quality and the changing pavilion is in need of improvement. Consultation and the PPS identify the site as a potential location for development of a full size 3G FTP. Further to this the PPS recommends that grass pitch quality is sustained and improved through a dedicated enhanced maintenance regime. It must be stressed that there is no clear management structure option for proposed 3G FTP development at this point in time. Further investigation and research are required to explore viable options. Any 3G FTP development would be subject to full feasibility planning at application stage. It is recommended that a Pitch Improvement Report (PIP) is undertaken to ascertain any required works to grass pitches. The rationale outcome would be the potential to reduce 3G FTP affiliated demand shortfall in the Radcliffe analysis area, the potential to develop the site into key hub site with grass pitches & FTP with the site delivering against a range of football outcomes.

Current and proposed usage

Redbank Playing Fields is the home of Radcliffe Junior Football Club, one of the largest junior clubs in the Borough with 41 teams. The grass pitches are currently marked out as 1 x 11v11, 2 x 9v9, 2 x 7v7 and 2 x 5v5 pitches. The site is used to capacity for football matches at weekends throughout the season September to April, and for training on midweek evenings when day light permits. During the summer there are some school holiday football coaching activities and friendly games. The site has also been used for the Radcliffe Carnival community event in the summer for a number of years.

The proposed Programme of Use for the 3G pitch shows that between September and April the facilities will be used on weekday evenings 17:00 – 22:00 by Radcliffe Juniors FC and other local football clubs for winter training and at weekends by football clubs for match play. During the day time the facilities will be available all year round for local schools and community organisations to use. Between May and August there will be football training on weekday evenings and school holiday programmes during the day time. At weekends there will be friendly games and community football and fitness activities. Two 11v11 grass pitches will be retained as part of the proposed development and will continue to be used for football matches and training activities. A community consultation is currently being carried out with local residents and stakeholders to ensure that the facilities are accessible to a wide range of users. This shows good support for the project and interest by the community in using the facilities for a range of sporting and well-being activities.

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5. Conclusions

In view of the above justification and having been assessed in the light of relevant planning policies and material considerations, we request this proposal is accepted.

- The proposed Artificial Grass Pitch (AGP) will replace an existing grassed football pitch area with better quality provision, thereby providing access to greater quantity of provision in a suitable location and supported by effective and appropriate management arrangements; whilst implementing best practice construction techniques to minimise waste and pollution; in accordance with Achieving Sustainable Development as set out within the National Planning Policy Framework (2021).
- The proposal would give rise to a considerable benefit to the wider community through the provision of an enhanced playing facility and the opportunity for usage throughout the year, in accordance with Section 8 – Promoting Healthy Communities of the National Planning Policy Framework (2021). The proposed AGP would be available for use by partner organisations and community groups.
- The proposal would ensure that surface water run-off is effectively managed and does not increase flood risk elsewhere, in accordance with Section 14 – Meeting the Challenge of Climate Change, Flooding and Coastal Change of the National Planning Policy Framework (2021).
- The proposal would ensure that noise emission created by use of the development is not expected to adversely affect any residents by way of noise, in accordance with Section 15 – Conserving and enhancing the natural environment of the National Planning Policy Framework (2021).
- The proposal would contribute to the fulfilment of the site and local community need.
- The proposal satisfies Sport England's E5 – The proposed development is for an outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.
- The Artificial Grass Pitch (AGP) and associated facilities would not result in an unacceptable impact upon the character, appearance or visual amenity of the site or surrounding area. The proposal will not appear inappropriate to any view looking into the existing sports ground site.
- The proposal will improve the existing on-site parking provision, to meet the needs of the development and would not result in any harm to the safety of the surrounding public highway network.

End of document

Published by	Oliver Pennington, Consultant
Signature	<i>O. Pennington</i>
Issued	7 th June 2022

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SSL project code	CLS017	22
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Document Title	Design and Access Statement with Planning Statement	