



DESIGN AND ACCESS STATEMENT

G-236608 PHILIPS HIGH SCHOOL

SYNTHETIC TURF PITCH

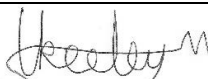
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D&A STATEMENT –
G-236608 PHILIPS HIGH SCHOOL – SYNTHETIC TURF PITCH

CLIENT	Philips High School
SITE ADDRESS	Higher Ln Whitefield Manchester M45 7PH
CLIENT CONTACT	Ruth Taylor
FF PROJECT NUMBER	G-236608

DOCUMENT NUMBER	25-0637_FDAS	
VERSION NUMBER & DATE	3.0	17/04/2026
REPORTED BY		Oliver Gadsby Project Design Consultant (PDC) Oliver.gadsby@labosport.com
APPROVED BY		Louis Keeley Senior Consultant & Framework Manager Louis.keeley@labosport.com

SUMMARY OF PROJECT	Labosport Ltd have been commissioned by The Football Foundation to carry out Design Consultancy services for the above STP Framework project. This document is a design and access statement for the construction of the Synthetic Turf Pitch.
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CONTENTS	Section 1 – General Information and Briefing Notes	2
	Section 3 – Additional Project Surveys Overview	17
	Section 4 – Access Statement	22
	Section 5 – Planning Statement	23
	Section 6 – Planning Conclusions	29
	Appendix A – Existing Site Photographs	31

Section 1 – General Information and Briefing Notes

General Information			
APPLICANT	Philips High School Higher Ln Whitefield Manchester M45 7PH		
PLANNING AGENT	Oliver Gadsby – Consultant Labosport Ltd Unit 3, Aerial Way Hucknall Nottingham NG15 6DW		
PROPOSAL DESCRIPTION	The creation of a Synthetic Turf Pitch at Philips High School M45 7PH, including Fencing, Floodlighting & Ancillary Equipment.		
ADDITIONAL SUBMITTED DOCUMENTS AND DRAWINGS		Name	Item
		25-0637(G-236608)_02P_Pitch Layout	Drawing
		25-0637(G-236608)_01BP_Location Plan	Drawing
		25-0637(G-236608)_01P_Site Plan	Drawing
		25-0637(G-236608)_05B_Elevations	Drawing
		30586Y_01	Drawing
		25-0637(G-236608)_05P_Sporting Provision	Drawing
		25-0637(G-236608) 08_Topsoil Plan	
		D&A Statement:	
		25-0637(G-236608)_DAS	Document
		Pitch Components:	
		25-0637(G-236608)_PC	Document
		30447 Philips High School AGP - Desk Study Site Review	Document
		Ground Investigation:	
		R-SI-30447-01-00 Site Investigation Report	Document
		Electrical Capacity Survey:	
		Within Ground Investigation Report	Document
		Topsoil Laboratory Testing:	
		Within Ground Investigation Report	Document
		Pitch Lighting Design:	
		LS4071519 Philips High School	Document
		Drainage Design:	
		R-DS-31553-01-0 Drainage Strategy	Document
		Coal Mining Risk Assessment:	
		MR-51003515674001-1754044662784	Document
		MR-LARGE-PLOT-51003515674001-1754044659699	
		Preliminary Ecological Appraisal:	
		PEA Philips High School Higher Lane Whitefield Manchester M45 7PH - Final	Document
		Biodiversity Net Gain Calculations:	Documents

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04/06/2026

Version:

V3

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Page 2 of 31

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	BNG Part 1 and 2 - Philips High School - 44656138 - v4.0 - 29-04-2026 Statutory Metric - Philips High School - M45 7PH - 44656138 - v3.0 - 29-04-2026		
	Noise Assessment 11883_Philips_High_School_AGP_24022026_JLY - 1st Issue	Documents	☒

Design & Access Statement Principles	
NATIONAL PLANNING POLICY FRAMEWORK	The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local authorities can produce their own distinctive local / neighbourhood plans, which reflect the priorities of their own communities.
DESIGN AND ACCESS STATEMENT REQUIREMENTS	A Design and Access Statement should be a short report accompanying and supporting a planning application, to illustrate the process that has led to the development proposal, explaining the proposal in a structured manner, with due detail included depending on the scale / complexity of the application. The general thesis is a Design and Access Statement should: • Help to ensure that development proposals are based on thoughtful design processes with a sustainable approach to access. • Improve the quality of the proposal, by clear explanation of the design and how it relates to the current site. • Help Local Planning Authorities understand the analysis that has been previously undertaken to prepare the final design prior to the seeking of necessary statutory approvals. • Provide local communities, access groups, residents, and other stakeholders with a clear understanding of the proposals, with the aim of minimising potential wrongful interpretation of proposals due to technically confusing documentation. A Design and Access Statement should increase certainty for people affected by the development, enabling transparency to all potential stakeholders, improving trust between communities and developers.
DESIGN COMPONENT	A Design and Access Statement should explain the design principles that have been applied to particular aspects of the proposal including: • Scale: Length, Width and Height of any development proposal. • Amount: The amount of any development. (For non-residential development, this means the proposed floor space for each proposed use). • Layout: The way in which any buildings, routes, open spaces are provided, in relation to each other surrounding the development. • Landscaping: The treatment of private and public spaces to enhance & protect the amenities of the site and the area it is situated through hard / soft landscaping measures. Statements should explain the function of any landscaping, for example sustainable drainage purposes, shading, climate change adaptation purposes, and explain how it will be maintained. • Appearance: The aspect of a proposal that determines the visual impression it makes, including the external built view of the development, its materials, lighting, colour, etc.

ACCESS COMPONENT	A Design and Access Statement should explain the access principles, in relation to 'access to the development', explaining how access arrangements will ensure that all potential users will have equal and convenient access to the development and the public transport networks. The statement should address the need for flexibility of the development and how it may adapt to changing needs.
PLANNING STATEMENT	The planning Statement should assess all relevant Planning History for the site and consider National Policy Considerations and Local Development Plan Policies. Any pre-application advice should also be stated.

Section 2 – Design Statement

General Information	
DEVELOPMENT LOCATION	The location of the proposed STP is shown below: Philips High School, Higher Ln, Whitefield, Manchester M45 7PH Centred approximately at National Grid Reference: Easting: 380253 Northing: 405560
EXISTING SITE OVERVIEW	The proposed location of the STP is an existing natural turf playing field used for various sports.
PROPOSAL DESCRIPTION	Planning permission is sought to create a Synthetic Turf Pitch with associated features including: • Installation of a new FA guideline 11v11 Synthetic Turf Pitch (STP) sized 91 x 55m with additional FA recommended 3m safety run off, with additional cross play line markings. • Installation of goal storage / spectator areas around the STP. • Installation of storage container within spectator area to house pitch maintenance equipment and to ensure clean access for maintenance equipment to the pitch. • New Twin Bar Panel fencing system 4.5m (maximum) high around the surround of the pitch, with 1.1m high spectator fencing internal to the facility footprint to separate the spectator area and the STP. • Installation of Pitch LED floodlighting system.
PURPOSE AND USE	This application seeks planning approval to create a synthetic turf sports pitch in accordance with relevant technical guidance. The facility will be designed to meet the following sporting provision(s): Football – FIFA Quality Performance Standard (for admittance to the FA Register) The proposals will result in the loss of a natural turf playing pitch, however the provision of the new STP will provide increased potential usage in comparison to the existing natural turf surfaced pitch, for benefit of current and potential future users of the facility, both during the day and evenings / weekends via pre-arranged and structured community access. Synthetic Turf Pitches are more durable compared to natural turf, especially during winter weather conditions, which offers increased opportunity for sports use to improve the health and wellbeing of the local community. The proposed facility will offer a variety of football pitch sizes and training areas suitable for a range of age groups within the same enclosed playing space. This supports

	grassroots sport development plans as well as meaning the pitch can cater for a wide array of potential users (in comparison to the existing pitch). The STP will be capable of supporting the following formal pitch arrangement(s): <table><tr><th>Application Type</th><th>Pitch Size</th><th>Quantity</th></tr><tr><td>11v11 Football</td><td>91 x 55m</td><td>1</td></tr><tr><td>9v9 Football</td><td>73 x 46m</td><td>2</td></tr><tr><td>7v7 Football</td><td>55 x 37m</td><td>2</td></tr><tr><td>5v5 Football</td><td>37 x 25.5m</td><td>4</td></tr></table> This is in line with FA / FF Recommended Pitch Layout documentation.	Application Type	Pitch Size	Quantity	11v11 Football	91 x 55m	1	9v9 Football	73 x 46m	2	7v7 Football	55 x 37m	2	5v5 Football	37 x 25.5m	4
Application Type	Pitch Size	Quantity														
11v11 Football	91 x 55m	1														
9v9 Football	73 x 46m	2														
7v7 Football	55 x 37m	2														
5v5 Football	37 x 25.5m	4														
PROPOSAL LOCATION	Pictures from the site investigation providing context as to the location for the proposed development are included in Appendix A. Further details of the proposed development are contained within this report and additional documentation (drawings and survey documentation).															
DEVELOPMENT AMOUNT	<table><tr><th>Aspect</th><th>Area (m2)</th></tr><tr><td>Synthetic Turf Surface Area Approx. (Main Pitch Size 97 x 61m)</td><td>5,917</td></tr><tr><td>Pathway and Hardstanding</td><td>654</td></tr><tr><td>Total Development Area</td><td>9975</td></tr></table>	Aspect	Area (m2)	Synthetic Turf Surface Area Approx. (Main Pitch Size 97 x 61m)	5,917	Pathway and Hardstanding	654	Total Development Area	9975							
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HOURS OF USE OF DEVELOPMENT	The proposed hours of use for the development are shown below: <table><tr><th>Day</th><th>Start Time</th><th>End Time</th></tr><tr><td>Monday-Friday</td><td>08:00</td><td>22:00</td></tr><tr><td>Saturday</td><td>08:00</td><td>22:00</td></tr><tr><td>Sunday / Bank Holiday</td><td>08:00</td><td>22:00</td></tr></table>	Day	Start Time	End Time	Monday-Friday	08:00	22:00	Saturday	08:00	22:00	Sunday / Bank Holiday	08:00	22:00			
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Monday-Friday	08:00	22:00														
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Sunday / Bank Holiday	08:00	22:00														
SPORTING PROVISION	The area of proposed development of the STP currently hosts a natural grass area used for various sports and therefore and all current provision can be provided for on other areas of the playing field.															
SITE LAYOUT AND LOCATION	The optimum location for the proposed STP was considered based on convenient proximity to: - Any changing facilities - Any welfare accommodation - Any reception facilities - Any management / supervision offices - Any vehicular parking areas It was concluded the proposed application area provides the best solution in relation to the above considerations, given the specific site scenario and requirement to maintain other aspects of the site.															

Facility Design	
PITCH DIMENSIONS	The development is to include: • Main synthetic turf pitch size of 91 x 55m (FA Guideline 11v11 size pitch) with 3m run off around the pitch footprint (as per FA recommendations). • Additional painted line markings for cross play pitch usage, as outlined in design drawings. • Goal Storage / Spectator Hardstanding Areas. • Doc-M Compliant Access Pathway.
SURFACE LEVEL & GRADIENTS	A site investigation and topographical assessment confirm that the proposed pitch area falls from the north-west to the south-east, with an overall level difference of approximately 2.15 m across the footprint. To minimise the need for significant retaining structures, it is proposed that the pitch is regraded to follow the existing direction of fall, with a maximum gradient of 1%. This approach maintains appropriate playing characteristics while working with the natural site levels.
CONSTRUCTION MAKE UP	Typical construction build-up for synthetic turf pitch development includes either: <u>Dynamic Base Synthetic Turf Pitch Construction</u> • Pitch Synthetic Surface • Shockpad Layer • Dynamic Stone Layer • Sub Base Layer (typically 200-300mm of crushed stone) unless sub surface conditions dictate an alternative approach to ensure quality of installation and/or potential attenuation of surface water • Formation Layer <u>Engineered Base Synthetic Turf Pitch Construction</u> • Pitch Synthetic Surface • Shockpad Layer • Macadam Layer • Sub Base Layer (typically 200-300mm of crushed stone) unless sub surface conditions dictate an alternative approach to ensure quality of installation and/or potential attenuation of surface water • Formation Layer Following Planning Approval, Contractors on the Football Foundation AGP Framework will be required to provide detailed tendered designs identifying their specific approach to installing the pitch. This will be based upon surveys that have been undertaken which provide information for their design. An appropriate 'Performance Condition' that Sport England could suggest, to ensure the development when granted achieves suitable construction standards would be: The chosen Contractor is to undertake development of the STP in complete accordance with: • The Sport and Play Construction Association (SAPCA) Code of Practice for the Design, Specification and Testing of Bases for Outdoor Synthetic Sports Areas • The requirements for surfacing detailed in the FIFA Quality Programme for Football Turf

	This would protect Sport England's interests in the development ensuring the STP is constructed to a high standard. If required, formal evidence of the pitch being approved to the necessary performance requirements (FIFA Quality) could be provided as a condition to be discharged within 3 months of completion of the works. The Contractor will need to ensure that their design is appropriate to the design principles above, whilst using the additional survey information provided (GI report, Drainage Design, etc). If the Local Planning Authority desire additional information prior to construction, the following Planning Condition could be inserted in the planning decision notice, this would allow the subsequently chosen Contractor to develop and submit supplementary detailed designs of their proposal in this regard: <i>'Prior to the Commencement of Works, the chosen Contractor is to submit detailed drawings showing their proposed construction make up for the pitch, confirming that the designed construction is in accordance with the planning decision notice. If the detailed design conflicts, in any way, the Contractor is to clearly state reasoning for desired adjustment, producing information as required to ensure that the condition can be discharged by the Local Planning Authority.'</i>
DRAINAGE DESIGN	As previously stated, The National Planning Policy Framework classifies this type of proposed development as a Water-Compatible Development, being an outdoor sports and recreation facility. It is, however, a design requirement to ensure that all weather sports pitches can drain during wet weather to allow continuous play. The Ground Investigation Report confirms that the site is underlain by topsoil and Devensian Till, with localised areas of Made Ground associated with historic site features. Near-surface cohesive soils exhibit low permeability, and shallow perched groundwater was encountered locally, indicating that infiltration potential across the site is limited and that soakaway drainage solutions are unlikely to be viable without further detailed assessment. As stated in the National Planning Practice Guidance, the aim should be to discharge surface water run-off as high up the drainage hierarchy, as reasonably practicable: • into the ground (infiltration); • to a surface water body; • to a surface water sewer, highway drain, or another drainage system*; • to a combined sewer. The proposal is for a synthetic turf pitch, would have the following typical design features: • Surface layer will be a synthetic turf surface, which will have a porosity rate measured at a minimum of 500mm/hr • Beneath the synthetic turf will be a permeable shockpad layer, which will have a porosity rate measured at a minimum of 1000mm/hr • Beneath the shockpad layer will be a new open textured porous macadam or dynamic stone layer, which will have a porosity rate measured at a minimum of 1000mm/hr • Beneath the open textured porous macadam or dynamic stone layer will be a 200-300mm thick sub base, which has been measured to have a porosity rate > 2000mm/hr.

	Whilst the proposed development is designed to be a water compatible development which is not damaged during flood event. In the case that percolation into the ground or attenuation within the construction is not enough to prevent surface flooding, the surface materials used within the development have been chosen as they are not affected by flood events, in accordance with guidance for water compatible developments as outlined in NPPF documentation. The proposed drainage strategy adopts a sustainable, attenuation-led approach to surface water management, utilising the natural characteristics of the site and a SuDS-based design. Surface water runoff from the synthetic turf pitch will be captured within a permeable sub-base, providing on-site storage, treatment and attenuation. The system incorporates check dams to regulate flows across the pitch, along with supplementary geocellular storage to accommodate exceedance events up to and including the 1 in 100 year plus 45% climate change scenario. Discharge from the site will be restricted to greenfield runoff rates via a vortex flow control device, with surface water directed to the existing private drainage network associated with the school. While the submitted strategy is based on a gravity-led discharge, given the relationship between site levels and the proposed outfall location, it is anticipated that a pumped solution may be required to convey surface water from the lower areas of the site to the north-east connection point, with final arrangements to be confirmed at detailed design stage.
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Flood Risk	
FLOOD RISK GENERAL SUMMARY	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 As the proposed site is in flood risk zone 1.
SURFACE WATER FLOOD RISK	Very low risk identified.
RIVERS AND SEA FLOOD RISK	Very low risk identified.
RESERVOIRS FLOOD RISK	Flooding from reservoirs is unlikely in this area.
GROUNDWATER FLOOD RISK	This location is outside of a groundwater flood alert area.
WATER COMPATIBLE DEVELOPMENT	The National Planning Policy Framework in Annex 3; Flood Risk Vulnerability Classification, defines in the section that Water-Compatible Development includes: Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms. It has therefore been considered that this proposed development would fall under this classification.

Proposal Component Design	
SYNTHETIC TURF PITCH (STP) SURFACING SYSTEM	The proposed pitch surface will be a long pile length, tufted synthetic turf, coloured grass green, partially in-filled with Stabilising & Performance material. Designed to meet necessary National / International Sports Governing Body Performance Requirements. This will include an associated shockpad component. The surfacing system will be a FIFA Certified System and will be tested upon completion for adherence to the required performance standards. This will allow for football to be undertaken on the facility following development.
PERIMETER BALL STOP FENCING / PITCH PERIMETER BARRIER	New ball stop fencing will be installed around the perimeter of the pitch in locations shown in the drawings associated with this proposal. This includes 1.1-4.5m high twin bar panel fencing, with noise reducing dampeners, finished to polyester powder coated RAL6005 Dark Green, supported with an intermediate post system and entrance gates of matching colour. The fencing type will be steel open mesh fencing containing a general 200 x 50mm aperture (and 66 x 50mm rebound aperture to the internal pitch perimeter barrier). Fence panels are fixed onto posts with 8mm galvanised security bolts to (U shape) brackets containing threaded inserts and are insulated from the posts using noise reducing dampeners (neoprene washers or similar) on every fence post / mesh fixing point, to aid noise reduction and acoustic attenuation by reducing rattle and vibration from ball impacts. Panel connectors are applied at horizontal panel joins to increase rigidity of the fencing system. New Infill Migration Mitigation features including Trekboards will be connected to the spectator fencing system around the pitch footprint, to ensure that microplastics cannot exit the STP footprint through the fencing system.
LED FLOODLIGHTING SYSTEM	<u>General Appearance / Lighting Requirements</u> Lighting is a necessary component for a STP, as it will provide the necessary usage profile throughout the year to make the facility viable and sustainable by providing an income stream to support the required maintenance schedule for the pitch and sinking fund for component replacement when required. LED floodlighting will be installed as shown on the associated drawings, using six 15 m columns fitted with Abacus Challenger 1 LED luminaires (AL6100 and AL6200 series). A total of 12 luminaires will be mounted across the columns in the configurations shown within the mast arrangement schedule, including units with FS1 and FS2 front shields where specified to control light spill. The system is designed to deliver a maintained average of 200 lux across the 91 m x 55 m pitch in line with the customer specification and industry standards. LED floodlighting is required to satisfy the necessary and planned weekly usage for community participation. The lighting system will be operated during evenings of permitted use, after dusk, and up to the approved curfew hour. A lighting design supplements this planning application, and is based around the following:

Requirement	Detail
Description of Lighting Column / Luminaire Design	Refer to lighting design document
Lighting Performance Requirements	BS EN 12193 FA Guide to Floodlighting ILP <u>Guidance Documentation</u>
Specific Lighting Performance Requirements	Average Lux = >200Lux Training Average Lux = >120Lux Uniformity = >0.6 Colour Temperature = 4200K-5700K
Details of any cowls / hoods / shades / baffles to control light spill & glare	All floodlights are fitted with integral LO (maximum cut-off) louvres, providing built-in shielding to control light spill and reduce glare.

The floodlight system has been designed to provide sufficient performance as required by the sports to be played on the surface, as detailed in relevant sporting application lighting documentation. LED floodlighting was chosen, ensuring that the lighting can be controlled to reduce energy consumption and impact on surrounding environment, by offering dimming potential and ability to light individual sections of the pitch (e.g. lateral cross pitches), to facilitate economical / ecological management and prevent 'over lighting' to pitch areas when not in use.

BS EN 12193 is the standard that specifies requirements for sports lighting to ensure good visual conditions for players, athletes, referees, spectators, and CTV transmission. Its objective is to provide requirements for good quality sports lighting by:

- Optimising the perception of visual information used during sports events
- Maintaining the level of visual performance
- Providing acceptable visual comfort
- Restricting obtrusive light

Exterior Lighting Environmental Status

ILP GN01 documentation categorises the environment into five zones as per below:

Zone	Surrounding	Lighting environment	Examples
E0	Protected	Dark (SQM 20.5+)	Astronomical Observable dark skies, UNESCO starlight reserves, IDA dark sky places
E1	Natural	Dark (SQM 20 to 20.5)	Relatively uninhabited rural areas, National Parks, Areas of Outstanding Natural Beauty, IDA buffer zones etc.
E2	Rural	Low district brightness (SQM ~15 to 20)	Sparsely inhabited rural areas, village or relatively dark outer suburban locations
E3	Suburban	Medium district brightness	Well inhabited rural and urban settlements, small town centres of suburban locations
E4	Urban	High district brightness	Town / City centres with high levels of night-time activity

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This site would fall into environmental **Zone E3**, and has been designed to meet the below limitations, as outlined in ILP GN01:

Obtrusive Light Limitations for Exterior Lighting Installations						
Zone	Sky Glow ULR (max %)	Light Intrusion (into windows) EV (lux)		Luminaire Intensity		Building Luminance
		Pre Curfew	Post Curfew	Pre Curfew	Post Curfew	Average L (cd/m2)
E0	0	n/a	n/a	0	0	<0.1
E1	0	2	<0.1	2500	0	<0.1
E2	2.5	5	1	7500	500	5
E3	5	10	2	10000	1000	10
E4	15	25	5	25000	2500	25

LED luminaire technology has been chosen to meet the requirements set out in ILP GN01, whilst reducing energy consumption and potential impact on the surrounding environment / ecology. ILP GN08 states: *Many night-flying species of insect that bats hunt are attracted to light, especially those light sources that emit an ultraviolet component (LEDs) have removed this) or have a high blue spectral content (this can include LEDs).*

ILP GN08 Hierarchy of Light Impact

The lighting design has been produced in accordance with the mitigation hierarchy outlined in ILP GN08, by:

- Avoidance – Where possible, impact to biodiversity has been avoided. Where this is not possible:
- Mitigation – Where complete avoidance of impact to roosts, foraging and commuting habitat is not possible, the lighting design has been developed to minimise such impact. It is noted that the core performance requirements for the relevant sporting applications must be maintained, but where necessary, detailed designing of the lighting system including the areas of potential light spillage onto impacting areas has been undertaken by professionals tasked with minimising impact, to ensure that the light design proposed provides minimises potential impact whilst still providing the performance requirements required for the applications they are to be used for. Where this is not possible:
- Compensation – Where impact is noted and there is no ability to avoid or mitigate against the impact of the lighting scheme, as per the hierarchy in ILP GN08, constructive discussion with Local Planning Authorities Ecology department should be undertaken during the planning process, with an aim for setting a relevant Pre-Use Condition for off-setting of unavoidable impacts.

Mitigation Measures Included

The following specific mitigation measures / considerations were discussed and have been adopted on this project as per ILP GN08 Step 4 (Mitigation Measures / Sensitive Design):

- LED Lights – LED luminaires have been specified, due to their sharp cut-off, low intensity, good colour rendition and dimming capability (the design is to meet necessary 200lux average illuminance as per the relevant sporting performance requirements, whilst having the ability to dim the lights to 120lux for training events).

- Warm white light source (2700K or lower) was not possible on this application due to the performance requirement of needing to provide lighting between 4200-5700K to meet the relevant performance requirements. Reducing the light source to 2700K would mean the lighting system would not be fit for purpose, and not provide adequate safety for use of the facility by sporting users.
- Column heights were considered to produce a design maximising downwards light, and therefore minimising light spill and glare visibility.
- Operation hours – It is noted that the hours of use for the facility only shows the intended use of the facility as a whole, and do not detail how lighting will be operated during these uses. Further clarity is provided in the following table, illustrating an expected weekly plan of floodlight use during winter months:

	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22
M															
T															
W															
T															
F															
S															
S															
								Hours of Potential Use of the Facility							
								Hours of Additional Potential Floodlight Use (typical)							

Please note:

- During spring, summer and autumn seasons, it would be possible to turn the floodlights on later during each day (given the usual longer daylight hours), to further minimise impact on species during months other than winter.
- Floodlighting will only be operational when the facility is in use, and therefore it is not intended that the lighting will automatically run continuously as per the above table every day.
- The above table details the typical winter usage, assuming the pitch is in use for all operational hours, and therefore provides a 'Maximum' illustration of floodlight use.
- The floodlighting is designed to meet the performance requirements as set out for the relevant sporting application with ability for dimming of the lights for lower sporting applications, providing both ecological benefit through lowering of the lighting intensity / spillage, and economic benefit through operational costs for running the floodlighting. It is therefore in the applicant's interest to ensure that dimming of the lighting system occurs during most training applications, to lower operational costs.

Part Night Lighting

The lighting proposed is to be controlled by human activity (light on demand) and controlled by dimming to suit the particular use at any given period. *Given this, it is expected that the Local Planning Authority will accept the above information and subsequent lighting design as the 'worst-case' practical scenario on site, and their response to proposals will take into account that the sports facility lighting design proposed (and its dimming ability) will only be operated during specific times of day / year during use of the facility, as opposed to other lighting applications they may assess that seek constant use.*

Floodlight Mast Design

The mast height chosen was calculated using methods detailed in CIBSE Document 'LG04 Sports Lighting (2023)', ensuring that:

- Vertical overspill is low.
- Good uniformity around the playing surface is obtained.
- Lights are directed downwards towards the playing pitch surface.
- Sky glow is avoided.
- Full cut-off is achieved (as recommended by The British Astronomical Association's Campaign for Dark Skies).

If higher columns were used, more intensive lighting would be required to provide necessary performance results at ground level.

If lower columns were used, a higher aiming angle would be needed on each luminaire, which would increase overspill and glare during use.

The masts are of a slim design, which will prove further benefit to the visual impact of floodlighting during the daytime.

Floodlight Performance

The necessary performance requirements for floodlighting development is outlined in the following documents:

- BS EN 12193
- FA Guide to Floodlighting
- ILP Guidance Documentation

The lighting plan show the mast locations, floodlight orientations, luminance levels on the pitch (confirming it meets necessary performance requirements for the specific applications to be used). It is noted that ILP Guidance Documentation directly conflicts with BS EN 12193 / FA Guide to Floodlighting requirements in terms of the value of light source (*ILP GN08 suggests 2700K or lower, in comparison to FA Requirements of 4200-5700K*). As ILP is Guidance documentation, the lighting plan has been produced to meet the required sporting performance requirements, whilst also adhering to ILP Guidance where this does not conflict and taking into account GN08's hierarchy of Avoidance – Mitigation – Compensation.

Obtrusive Light

The closest residential property to the west of the proposed STP has been assessed to establish obtrusive light calculations, to assess whether the lighting plan meets requirements for the relevant environmental zone.

This results in:

Value Attained	Pre-Curfew Requirement E3	Post-Curfew Requirement E3	Result
1Lux	10	2	PASS*

*As use of the facility is until 10pm, the measured illuminance during post-curfew scenarios (after 10pm) will be 0Lux, as the lights will not be on, which results in the system being below the Post-curfew threshold for the Environmental Zone.

	<u>Lighting Design Conclusions</u> • The proposed floodlighting system is specifically designed to meet sports lighting requirements and subsequently meets the requirements for the intended sporting applications and standards of play. • The proposed hours of <u>potential</u> use for floodlighting has been shown, but it is noted that the floodlighting will only be on during actual use of the site, and this therefore represents worse-case scenario. • Given natural light during Spring, Summer and Autumn, it would be possible to turn floodlights on only when light is actually required. • The floodlighting design includes dimming features & ability to light part areas of the facility, therefore allowing the reduction of light during scenarios where full lighting of the area is not required. • Warm white light source (2700K or lower) was not possible, due to the sporting requirements outlined. • The lighting design specifies LED sports floodlighting comprising Abacus Challenger 1 LED luminaires (AL6100 and AL6200 series), including units fitted with FS1 and FS2 front shields where required, mounted on 6 no. 15 m columns. • Other guidance notes in ILP GN01 & GN08 have been adhered to, where not in direct conflict with the sporting application requirements. • In line with ILP Guidance Hierarchy when creating a lighting design, where <u>avoidance</u> of impact to biodiversity was not possible, <u>mitigation</u>, by adjusting the lighting design specifically for the site scenario, has been undertaken to minimise the spillage of light as much as possible from areas that are not specifically the pitch. • The height of masts was chosen to provide the most efficient solution, in terms of minimising intensity required / spillage / glare. • The lighting design meets obtrusive light requirements for residential properties within the relevant Environmental Zone in which it is being installed.
HARD STANDING AREAS / GOAL STORAGE AREAS / ACCESS PATHWAYS	<u>Hard Standing</u> A hard-standing area has been created along one side of the pitch, as per the associated drawings, to provide a spectator viewing area to ensure the pitch meets FA Technical Guidance. <u>Access Pathways</u> An access pathway has been created to allow access from the current facility building and new spectator area, ensuring that users / spectators of the facility have clean access. Access pathways have been designed in accordance with Equality Act 2010, ensuring that the perimeter paths are a minimum of 1.8m width (unless there are unavoidable pinch points where width can be reduced to 1.2m for no greater than 6m in length). As per Sport England's Design Guidance Note – Accessible Sports Facilities, where access routes are steeper than 1:60, but not as steep as 1:20, a level landing will be created for every 0.5m rise along any access route. <u>Goal & Maintenance Storage</u> Storage areas have been included to ensure all goals (when not being used) can be stored in the goal storage areas as opposed to being left on the pitch / within the 3m run off. This ensures the facility has been designed in accordance with relevant FA Guidelines in relation to securing obstacle free run offs during use.

	A maintenance storage area (storage container) has been described further in the ancillary components section but will be installed at the end of the spectator area.
INFILL MIGRATION MITIGATION FEATURES	Measures detailed in CEN/TR 17519 will be adopted in full, ensuring the proposed development contains all relevant mitigation features to minimise any potential infill dispersion into the local environment, including: • Drainage Silt Traps / Micro-Filters • Infill Containment Barriers (500mm high as per CEN documentation for synthetic turf that is laid up to the outer perimeter fencing) • Decontamination Grates / Scraper Mats (at all entrances) • Boot Cleaning Stations (at all entrances) To further reduce the potential of any infill dispersion into the local environment, further measures have also been adopted, including: • Mowing Margins: 300mm wide mowing margins around the outer perimeter (outside of fenced footprint) to provide additional buffer separating the synthetic turf / perimeter fencing and adjacent natural grassed areas.

Ancillary Equipment

GOALS	Portable football goals will be provided and installed as required by the sporting pitches marked. These goals will be of a type for use on synthetic turf pitches. All goals supplied will comply with BS EN 16579.
STORAGE CONTAINER	A storage container will be installed within the footprint of the spectator area created as per the design drawings. The storage container will be of a standard design comprising of: • 2.529m high x 6.06m long x 2.44m wide container • High tensile profiled steel, finished powder coated RAL6007 Bottle Green The storage container will house maintenance equipment, as well as various sporting equipment, to ensure regular maintenance can be undertaken to the pitch. Regular maintenance of synthetic turf pitches ensures the following performance / environmental benefits: • Less compaction of turf and infill, resulting in better adherence to performance requirements over the medium / longer term. • Extended longevity of the turf system.

Section 3 – Additional Project Surveys Overview

Surveys Undertaken	
The following surveys have been undertaken, to provide information relevant to developing the design proposals. The key findings have been summarised below:	
DESKTOP STUDY SITE REVIEW & UTILITIES SEARCH 29862 Philips High School AGP - Desk Study Site Review	The full desktop survey has been provided as an additional document. Labosport have summarised the findings below: • The proposed 3G pitch is located within the north-eastern area of the existing playing fields at Philips High School, adjacent to existing sports facilities. • Ordnance Survey mapping indicates a gentle fall across the wider playing fields, although the proposed pitch area itself is relatively flat. • The site is underlain by predominantly clay soils, with localised lenses of granular material. • Near-surface ground conditions are likely to exhibit low bearing strength, and localised ground improvement may be required to achieve suitable formation levels. • Groundwater is expected to be relatively deep overall, although perched groundwater may occur locally within granular layers. • Infiltration-based drainage solutions are unlikely to be viable due to limited infiltration potential and variable ground conditions. • Existing land drainage is present across the wider playing fields, likely in the form of a herringbone system directing flows towards the south-eastern boundary. • There are no recorded public utilities crossing or immediately adjacent to the proposed pitch footprint, although private drainage infrastructure may be present. • The site lies within a Coal Mining Reporting Area, with potential historic mining activity identified within parts of the wider playing field. • Areas of increased coal mining risk are identified further to the south and east of the field, and the proposed pitch has been positioned to avoid these areas. • No significant contamination risks or landfill sites have been identified within the proposed pitch area. • The site is located within Flood Zone 1, indicating a low probability of fluvial flooding.
TOPOGRAPHICAL SURVEY 30586Y_01_ TOPOGRAPHICAL SURVEY	The topographical survey has been provided as an additional document. This provides data from which the design of the facility has been developed.

GROUND INVESTIGATION R-SI-30447-01-00 Site Investigation Report	The full ground investigation survey has been provided as an additional document. Labosport have summarised the findings below: • The investigation confirms ground conditions comprising topsoil overlying Devensian Till, with localised areas of Made Ground associated with historic site features, including a former pond and levelling works. • The proposed pitch area generally falls from north-west to south-east by approximately 2.15m, equating to a gentle overall gradient. • Near-surface cohesive soils exhibit low permeability and low in-situ CBR values, indicating that localised ground improvement will be required to achieve suitable formation strength. • Shallow perched groundwater was encountered locally, particularly within granular horizons, which limits the suitability of infiltration-based drainage solutions. • Existing land drainage infrastructure is likely to be present beneath the wider playing fields and may offer potential connection points, subject to further survey and approvals. • No significant contamination, unexploded ordnance, or major buried obstructions were identified within the investigation area. • Ground conditions are considered suitable for development, subject to appropriate earthworks, formation treatment and drainage design. • It is recommended that the detailed design incorporates cut-and-fill earthworks, formation improvement, and a positive surface water drainage strategy connected to an agreed outfall.
ELECTRICAL CAPACITY SURVEY R-SI-30447-01-00 Site Investigation Report	The electrical capacity survey has been provided as an additional document. Labosport have summarised the findings below: An Electrical Capacity Survey undertaken by Halliday confirms that a suitable power supply is available from the existing sports block located to the north/northeast of the proposed pitch. The plant room, positioned on the southern side of the building, contains a distribution board with spare ways and sufficient capacity to accommodate the proposed floodlighting. The proposed cable route would extend internally through to the boiler room, utilising existing cable tray infrastructure before exiting the building and running externally to the pitch over a distance of approximately 60–70m. The majority of the route is through soft ground, with some localised hardstanding adjacent to the plant room.
TOPSOIL ASSESSMENT R-SI-30447-01-00 Site Investigation Report	The topsoil assessment has been provided as an additional document. Labosport have summarised the findings below: • Laboratory analysis was undertaken on representative samples of topsoil and Made Ground, including testing for metals, PAHs, hydrocarbons, inorganics and asbestos.

	• All analysed parameters were reported below relevant assessment criteria for public open space, confirming that the soils are suitable for their intended use without the need for remediation. • No asbestos fibres were identified in any of the samples tested. • Made Ground encountered is considered to be inert or non-hazardous, meaning standard disposal routes would be appropriate should off-site removal be required. • The topsoil was found to be suitable for reuse on site, including for landscaping or reinstatement works, subject to appropriate handling and storage.
PRELIMINARY ECOLOGICAL ASSESSMENT PEA Philips High School Higher Lane Whitefield Manchester M45 7PH - Final	The PEA has been provided as an additional document. Labosport have summarised the findings below: • The site comprises approximately 0.49ha of modified grassland, currently used as a managed school playing field, with a small area of hardstanding footpath. • No statutory or non-statutory ecological designations are present on or immediately adjacent to the site. • The grassland within the pitch footprint is of low ecological value and classified as poor condition modified grassland. • No habitats of principal importance under Section 41 of the NERC Act (2006) are present within the site. • Boundary woodland associated with Whitefield Golf Course lies outside the red line boundary and will not be directly affected by the proposal. • The development will result in the loss of modified grassland only, which is considered to have a minimal ecological impact due to its low value. • No evidence of bat roosts, nesting birds, badger setts, reptile populations, or riparian species was identified within the development footprint. • Bat foraging and commuting habitat exists in the wider landscape, but the proposed pitch location does not directly affect these features. • No further protected species surveys are required; however, precautionary working methods are recommended during construction for common wildlife. • The Environment Act (2021) requirement for 10% Biodiversity Net Gain will need to be addressed through an appropriate landscaping and enhancement strategy. • With standard mitigation and best-practice construction measures in place, the proposal is not expected to result in significant adverse ecological impacts.

ARBORICULTURAL SURVEY BS5837 - PHILIPS HIGH SCHOOL - ARBTECH TSR 01 - 12-02-26	An Arboricultural Survey has been undertaken in accordance with BS5837:2012 to assess trees, hedgerows and groups within and adjacent to the site. The survey records the species, condition and quality of each tree and categorises them in accordance with the standard to inform their retention and protection during development. The findings are supported by a Tree Constraints Plan, which identifies the location of trees and their associated root protection areas. The survey schedule and corresponding plan are provided within the report documentation.
COAL MINING RISK ASSESSMENT	• The site lies within an area of historical coal mining, with recorded deep workings (>200 m bgl) beneath the site and no evidence of shallow recorded workings. • The south-east corner of the proposed pitch lies close to a conjectured coal outcrop, where coal is anticipated at approximately 25 m depth; while no workings are recorded, unrecorded shallow workings cannot be ruled out. • The risk to the proposed pitch and shallow floodlighting foundations is considered low, due to the anticipated thickness of overlying competent natural deposits. • This risk could increase locally if the site is underlain by deep Made Ground, which may reduce the thickness of competent overburden and increase susceptibility to instability. • An historic pond within the pitch footprint indicates potential for Made Ground and locally variable ground conditions. • It is recommended that the pitch is relocated further north-west to increase separation from the conjectured outcrop and further reduce coal-related risk.
BIODIVERSITY NET GAIN REPORT BNG PART 1 - PHILIPS HIGH SCHOOL - 44656138 - v1.0 - 02-02-2026	• The site comprises approximately 0.72ha of existing school playing field, primarily modified grassland of low ecological value and poor condition • Baseline biodiversity value is 1.77 habitat units, entirely derived from this grassland • The proposed development (football pitch and associated hardstanding) will result in a significant loss of grassland habitat, with limited retention on site • Post-development biodiversity value is calculated at 0.54 units, representing a net loss of -69.55% • As currently designed, the scheme does not meet the statutory requirement for +10% Biodiversity Net Gain under the Environment Act 2021 • A deficit of approximately 1.41 habitat units has been identified • On-site mitigation measures are limited but may include: • Enhancement of grassland areas • Planting of native trees • However, these measures alone are insufficient to achieve the required biodiversity uplift • It is anticipated that off-site biodiversity compensation (purchase of units) will be required to meet BNG requirements • This will likely be secured via a Section 106 agreement with the Local Planning Authority • A Biodiversity Gain Plan and Habitat Management & Monitoring Plan will be prepared to ensure delivery and management of biodiversity improvements for a minimum of 30 years • Off-site compensation may therefore be required,

	either through habitat creation on additional land, purchasing biodiversity units from a habitat bank, or purchasing statutory biodiversity credits, with the final mechanism to be agreed with the Local Planning Authority and secured through an appropriate planning obligation.
NOISE ASSESSMENT 11883_PHILIPS_HIGH_SCHOOL_AGP_240 22026_JLY - 1ST ISSUE	• An environmental noise assessment has been undertaken to consider the impact of the proposed artificial grass pitch on nearby residential properties to the west along Park Lane. • The assessment is based on noise measurements taken at a number of existing AGPs during football, rugby and hockey sessions to establish a representative typical noise level for pitch use. • A typical free-field noise level of 58 dB LAeq over 1 hour at 10 metres from the pitch has been used to inform the noise modelling. • Noise propagation has been modelled using ISO 9613 methodology to predict levels at the nearest noise-sensitive dwellings. • The highest predicted façade level at nearby residential properties is 49 dB LAeq over 1 hour, which meets the 50 dB LAeq (1 hour) criterion derived from WHO guidance for the onset of moderate annoyance. • Predicted garden levels are up to 48 dB LAeq (1 hour), also below the 50 dB criterion. • Applying a 15 dB reduction for open windows, predicted internal levels are approximately 34 dB LAeq (1 hour), which aligns with relevant internal guidance values. • Maximum noise events have also been considered, including player shouts, whistles and ball impacts on fencing. • Predicted maximum noise levels from shouts and ball impacts are within an external criterion of 65 dB LAm_{ax} and are considered acceptable. • Referee whistle noise is predicted to marginally exceed the proposed external maximum criterion by approximately 1 dB. • To address whistle noise, the report recommends either installing a 2 metre high close-boarded acoustic barrier along the western boundary of the pitch or implementing a restricted whistle policy during the most noise-sensitive evening periods and weekends. • Subject to the above mitigation for whistles, the development is considered to result in no observed adverse effect in planning terms.

Section 4 – Access Statement

Parking and Access	
TRAVEL AND PARKING OPPORTUNITIES	The site is accessed via Higher Lane and benefits from an established vehicular and pedestrian access arrangement associated with Philips High School and the existing Sport for All facilities. Safe access is already in place for vehicles, pedestrians and cyclists. The site is well served by public transport, with bus stops located on Higher Lane and surrounding routes, providing regular services connecting the site to Whitefield town centre and the wider Bury and Greater Manchester area. This offers a realistic alternative to private car travel for both school users and community users of the proposed 3G pitch. Parking provision at the school has been the subject of a separate, recently approved parking extension (Planning Application: 68615), which has been designed to increase on-site capacity and address existing demand. This enhanced parking provision will be available to support use of the proposed 3G pitch and is considered sufficient to accommodate the level of activity associated with the replacement of the existing grass pitch. The pitch will also be managed through controlled booking arrangements, helping to avoid peak congestion and ensure efficient use of parking spaces. Pedestrian routes within the site will provide clear and safe access between the parking areas, changing facilities and the proposed pitch, ensuring convenient movement for all users, including those with mobility impairments. In conclusion, the existing parking facilities, combined with nearby public transport links, are considered appropriate to meet the parking demands generated by the proposed STP and associated enhancements.
STP PARKING DEMANDS	The proposed STP is not expected to result in adverse impacts on parking conditions. Parking provision at the site has recently been approved for extension (Planning Application: 68615), increasing on-site capacity to a total of 87 parking spaces, which will be available to support use of the proposed 3G pitch. For a pitch of this size and configuration, standard operational assumptions indicate a typical peak parking demand of approximately 80 vehicles during change over periods. This level of demand can be comfortably accommodated within the approved on-site parking provision, without reliance on informal or overspill parking. In conclusion, the existing and approved parking facilities, combined with nearby public transport links, are considered appropriate to meet the parking demands generated by the proposed STP and associated enhancements.
TRAVEL AND PARKING MANAGEMENT PLAN	To encourage sustainable transport and efficient parking, the following measures will be adopted: • Promotion of public transport options to staff, pupils, and visitors through school communications and event literature. • Active encouragement of walking and cycling to the site, supported by existing pedestrian access routes and secure cycle storage facilities. • Monitoring of parking demand during peak periods and event days to ensure appropriate usage of on-site spaces.

	Implementation of traffic management procedures during large events to minimise congestion and ensure safe pedestrian and vehicle movement within the site. Summary The combination of on-site parking provision, public transport accessibility, and the adoption of active travel management measures ensures that the travel and parking needs of the proposed development can be met without adverse impacts on the local highway network or site operations.
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General Access	
PEDESTRIAN ACCESS ROUTES	A new pedestrian access route is proposed to facilitate movement between the changing facilities and the proposed STP, running adjacent to the proposed car park extension. The introduction of the STP will not adversely impact existing pedestrian routes, as it is to be located on the footprint of the existing grass pitch, thereby maintaining the current access arrangements.
EMERGENCY AND MAINTENANCE ACCESS	A proposed Emergency and Maintenance Vehicle access route has been incorporated into the scheme, linking directly to the proposed car park extension via the dropped kerb. Adequate provision has also been made within the layout to ensure emergency access to the STP is provided in accordance with operational requirements.
WHEELCHAIR ACCESS	The proposals include creating a pedestrian access to the STP of suitable width (as per Equality Act 2010 / Doc-M Compliance / Sport England's Design Guidance Note.

Section 5 – Planning Statement

Planning Requirements	
Labosport have assessed guidance on planning applications for the relevant Local Planning Authority based on their planning website, and have noted the following features that will be required for this particular application:	
RELEVANT COUNCIL	BURY METROPOLITAN BOROUGH COUNCIL
PLANNING AUTHORITY ESSENTIAL CHECKLIST	- Completed Planning Application Form - Correct Application Fee - Certificate of Ownership (Certificate A, B, C or D as applicable) - Site Location Plan (to an appropriate scale) - Existing and Proposed Site Layout Plans - Design and Access Statement - Existing and Proposed Elevation Drawings (where applicable)
RELEVANT NATIONAL PLANNING POLICY FRAMEWORK CONSIDERATIONS	Section 2 Achieving Sustainable Development Achieving Sustainable Development sets out the Government's overarching approach to sustainable development. The proposal meets this policy by making effective use of an existing school sports site and providing enhanced sports infrastructure for educational and community use. The STP will improve the quality and capacity of existing sports provision without introducing an unrelated land use and will support social sustainability by increasing opportunities for physical activity, health and wellbeing. Section 4 Decision Making

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Page 23 of 31

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Decision Making requires development proposals to be considered in a positive and proportionate manner, with decisions based on the development plan and material planning considerations. The application is supported by a Design and Access Statement, relevant drawings and technical assessments, including information relating to drainage, lighting, noise, ecology, biodiversity, coal mining risk, access and sporting provision. These documents provide the information required for the Local Planning Authority and consultees to assess the proposal in a clear and informed manner.

Section 8 Promoting Healthy and Safe Communities

Promoting Healthy and Safe Communities supports access to high quality open spaces and opportunities for sport and physical activity. The proposal meets this policy by providing an enhanced outdoor sports facility within an established school setting. Although the development will replace part of an existing natural turf playing field, the proposal is for alternative and improved sports provision. The benefits of the proposed all-weather pitch, including increased carrying capacity, improved year-round use, floodlit evening availability and structured community access, are considered to clearly outweigh the limited loss of natural turf playing field area.

Section 11 Making Effective Use of Land

Making Effective Use of Land supports the efficient use of land while taking into account the desirability of maintaining an area's prevailing character and setting. The proposal meets this policy by improving the performance and usability of an existing sports area within the school site. The development will make more effective use of the land for sport by providing a surface capable of accommodating substantially greater use than the existing grass pitch, while retaining the open sports character of the site.

Section 12 Achieving Well Designed and Beautiful Places

Achieving Well-Designed Places requires development to function well, be visually appropriate and respond to local character. The proposal meets this policy through a layout that relates to the existing school and sports facilities, provides clear access routes and incorporates appropriate external materials. The twin bar fencing will be visually permeable and finished in dark green, which has been chosen to reduce visual prominence and allow the fencing to sit comfortably within the surrounding playing field environment. The lighting columns and ancillary equipment are necessary components of the sports facility and have been designed to be functional, robust and appropriate to the school setting.

National Planning Policy Framework Section 14 Meeting the Challenge of Climate Change

Meeting the Challenge of Climate Change, Flooding and Coastal Change is relevant to the management of surface water and flood risk. The proposal meets this policy through the submitted drainage strategy, which provides an attenuation-led approach to surface water management. The proposed pitch construction will incorporate permeable layers and controlled drainage features so that surface water can be managed appropriately and the development will not increase flood risk elsewhere.

National Planning Policy Framework Section 15

Conserving and Enhancing the Natural Environment seeks to ensure that development protects and, where possible, enhances the natural environment. The proposal meets this policy through the submitted ecological and biodiversity information. The development is located on managed school playing field land of limited ecological value, and the scheme includes appropriate consideration of biodiversity, lighting impact,

	surface water management and infill migration mitigation. The proposal is therefore considered acceptable in natural environment terms.
PLANNING STATEMENT RELEVANT DEVELOPMENT PLAN POLICIES BURY METROPOLITAN COUNCIL	Saved Bury UDP Policy OL6 – Protection of Existing Open Space seeks to protect existing open space and recreation land. The proposal meets this policy because the development will not result in the loss of the land to a non-recreational use. The land will remain in active sports use and its sporting function will be enhanced through the provision of a more resilient and usable all-weather surface. The proposed STP will better serve school and community sporting needs and will improve the quality of existing sports provision. Saved Bury UDP Policy OL7 – Sport and Recreation Facilities Supports the provision and improvement of sport and recreation facilities. The proposal meets this policy by providing a modern outdoor sports facility that responds to identified demand for high quality artificial grass pitch provision. The Bury Playing Pitch and Outdoor Sports Strategy and local football facility planning evidence identify pressure on existing pitch stock and demand for additional 3G pitch capacity. The proposed STP at Philips High School will contribute towards addressing that need by providing a floodlit, all-weather facility capable of supporting both curricular and community use. Saved Bury UDP Policy T3 – Parking, Servicing and Highway Safety seeks to ensure that development provides appropriate access, parking, servicing and highway safety arrangements. The proposal meets this policy because the site benefits from established vehicular and pedestrian access arrangements from Higher Lane, and a recently approved parking extension at the school will increase on-site parking capacity. The pitch will be operated through controlled booking arrangements, which will assist in managing arrivals and departures. Pedestrian routes will be available between the parking areas, school facilities and the proposed pitch, and the development is not expected to give rise to unacceptable impacts on highway safety or parking conditions. Saved Bury UDP Policy H2/3 Is relevant in respect of residential amenity. The proposal meets this policy because the development has been designed to minimise potential impacts on nearby residential occupiers through appropriate siting, managed hours of use, controlled access, acoustic mitigation within the fencing design and a submitted lighting design. The floodlighting will be used only when required during permitted hours of operation and will not operate overnight. The lighting design includes measures to control glare and light spill, and the proposed LED system has been designed to meet sports performance requirements while limiting obtrusive light. Saved Bury UDP Policy EN1/1 Visual Amenity seeks to ensure that development does not have an unacceptable impact on visual amenity. The proposal meets this policy because the development will be located within an existing school sports site and the external elements have been designed to be appropriate to the playing field context. The twin bar fencing will be visually permeable and finished in dark green, which has been specifically chosen for visual amenity reasons, reducing the prominence of the fencing and helping it blend into the surrounding open sports environment.

	Saved Bury UDP Policy EN1/2 – Townscape and Built Design Seeks to ensure that development is of an appropriate design and relates satisfactorily to its surroundings. The proposal meets this policy because the layout, fencing, lighting columns and ancillary equipment have been designed as functional components of a school sports facility. The design is appropriate to the established educational and recreational use of the site, and the proposed materials and finishes are considered suitable for the setting. Places for Everyone Policy JP-S2 – Carbon and Energy Seeks to support the reduction of carbon emissions and encourage development to take account of energy efficiency and climate change objectives. The proposal meets this policy in a proportionate manner for the nature of the development. The scheme is for an outdoor sports pitch rather than a new occupied building, and therefore does not generate the same heating, cooling or building energy requirements as built development. The proposed LED floodlighting has been selected to provide an energy efficient lighting solution for the facility, and the lighting will only be used when required for authorised use of the pitch. The proposal also includes a drainage strategy that responds to climate change rainfall allowances and manages surface water appropriately within the site. Places for Everyone Policy JP-C2 – Digital Connectivity Seeks to ensure that development supports access to high quality digital infrastructure where this is relevant to the type of development proposed. The development is for an outdoor synthetic turf pitch and does not include the construction of new buildings, new telecommunications infrastructure, broadband infrastructure, Wi-Fi equipment or other digital connectivity works. No Wi-Fi or digital infrastructure is proposed as part of the development. On this basis, the policy does not generate any specific design requirement for the proposed pitch, and no further digital connectivity measures are required or proposed.
CRIME IMPACT ASSESSMENT	This Crime Impact Statement has been prepared to demonstrate that the proposal has taken into account crime prevention, personal safety, site security and anti-social behaviour considerations. The proposed development has been designed and will be managed to minimise opportunities for crime, unauthorised access, vandalism and anti-social behaviour, while providing a safe and secure sports facility for pupils, staff, organised community users and visitors. Philips High School is an existing operational education site. The school campus is self-contained and benefits from existing site boundaries, controlled access arrangements and established school management procedures. The proposed pitch will be located within the school site and will not operate as an unmanaged public open space. Access to the facility will be controlled by the school or site operator and will be limited to authorised users during agreed hours of operation. The wider school site will be locked overnight, which will materially reduce the opportunity for unauthorised access outside operational hours. The proposed pitch will be enclosed by a twin bar panel fencing system. This fencing will provide a clear and robust physical boundary around the sports facility and will help prevent casual access to the pitch when it is not in use. The enclosed nature of the facility will reduce opportunities for trespass, vandalism, misuse of the playing surface,

informal gatherings and anti-social behaviour. The fencing will also allow the school or operator to secure the pitch when it is not in authorised use, ensuring that the facility remains a controlled and managed area of the school site.

The twin bar fencing system has been selected as it provides a secure form of enclosure. The open mesh design allows visibility into and across the pitch area, which assists supervision and avoids the creation of hidden or enclosed spaces. During school use, the pitch will be supervised in accordance with normal school procedures. During community use, access will be arranged through structured booking arrangements, with users attending at defined times and for organised sporting activity. This managed use will provide active supervision during operational hours and will reduce the risk of the facility becoming a location for unmanaged or unauthorised activity.

The proposal includes sports floodlighting to support safe use of the pitch during permitted evening hours. The lighting will assist safe movement to and from the facility and will provide appropriate visibility during organised sports use. The floodlighting will only be used when required for authorised use of the pitch and will be switched off after use. It is not proposed for the pitch to be lit overnight. This approach supports safe operation during booked activity while avoiding the creation of an illuminated gathering point when the school site is closed.

The development has been designed in accordance with general designing out crime principles. The proposal provides clear access control through the existing school site and the enclosed pitch boundary, maintains natural surveillance through visually permeable fencing, reinforces the managed nature of the facility, and uses robust external materials suitable for a school and community sports environment. The pitch, fencing, gates, lighting columns and ancillary equipment will be subject to routine inspection and maintenance as part of the ongoing management of the facility. Any damage, vandalism or attempted unauthorised access will be addressed through the school's normal site management procedures.

The development is not expected to increase crime or anti-social behaviour in the surrounding area. The facility will be located within an existing school site, enclosed by secure fencing and managed through school and community booking arrangements. The pitch will not be available for unmanaged public access and will be locked when not in authorised use. The self-contained nature of the school site, combined with overnight locking and the secure pitch enclosure, will significantly limit opportunities for people to enter the pitch area to cause nuisance, damage or anti-social behaviour. The proposal may provide a positive security benefit when compared with the existing open grass pitch, as the new facility will be more clearly defined, actively managed and physically secured. The enclosure of the pitch, together with controlled access and structured use, will reduce ambiguity over who is permitted to use the space and when. This clear ownership and management of the facility will help deter inappropriate behaviour and support a safe environment for legitimate users.

Appropriate signage can be provided at the pitch entrance points to confirm that the facility is managed school premises, that access is for authorised users only and that the pitch is to be used in accordance with site rules and permitted hours. The school or site operator will retain responsibility for locking the facility, managing bookings, responding to any operational issues and maintaining the pitch in good order. These measures will ensure that the development remains safe, secure and well managed throughout its operation.

	In conclusion, the proposed synthetic turf pitch has been designed and will be operated in a manner that takes appropriate account of crime prevention and community safety. The school is a self-contained site and will be locked overnight. The pitch itself will be enclosed by twin bar fencing and will be locked when not in use, preventing casual access and reducing opportunities for vandalism, trespass and anti-social behaviour. The development will therefore provide a high quality, controlled and managed sports facility without giving rise to unacceptable crime or safety impacts on the school site or surrounding area.
COMMUNITY CONSULTATION	This proposed development (if approved) is applying for funding from The Football Foundation's AGP Framework. As part of The Football Foundation Grant Application Process, clients are required to provide sufficient evidence of potential community use from the development to access the funding programme. This application is supplemented by a draft Community Use Agreement, which outlines the anticipated community user groups that have been identified to benefit from receiving access to the facility, should the proposal be granted.
LOCAL FOOTBALL FACILITY PLANS	The Bury Playing Pitch and Outdoor Sports Strategy (PPOSS) provides the strategic framework for assessing current and future needs for outdoor sports provision across the Borough. The strategy identifies pressures on existing pitch stock, particularly in relation to football, where the quality, capacity and resilience of natural turf pitches are constrained by intensive use and seasonal weather conditions. The Strategy identifies a clear shortfall in artificial grass pitch (AGP) provision, particularly full-size 3G pitches capable of supporting competitive training and match play. Existing provision within the Borough is insufficient to meet current and projected demand from grassroots football, resulting in reliance on limited facilities and increased pressure on natural turf pitches. The Football Association's participation data confirms a strong and growing demand for football facilities within Bury, with a significant number of affiliated junior, youth and adult teams operating across the Borough. Applying FA training and match-equivalent demand models demonstrates that existing 3G provision falls short of what is required to support sustainable participation, particularly during peak evening and weekend periods. The PPOSS and the FA's Football Facility Plan for Bury identify the delivery of additional 3G pitches as a strategic priority, with an emphasis on dual-use sites, including school facilities, that can provide both curricular and community access. Such sites are considered critical to addressing capacity shortfalls while maximising investment value and long-term facility management. The provision of a 3G synthetic turf pitch at Philips High School would directly respond to these identified needs by delivering a modern, floodlit, all-weather facility capable of accommodating both school use and wider community football activity. The proposal would increase local pitch capacity, reduce pressure on existing grass pitches, and align with the strategic objectives of Bury Metropolitan Borough Council, the Football Association and Sport England in delivering high-quality, accessible sports infrastructure.

SPORT ENGLAND CONSULTATION	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: Sport England has reviewed the proposal in the context of its statutory role as a consultee on development affecting playing fields. In its pre-application response, Sport England confirms that the proposal has the potential to be considered under Exception E5 of the Playing Fields Policy, subject to the submission of sufficient evidence demonstrating that the benefits of the development outweigh any detriment to existing playing field provision. Sport England recognises that the site forms part of an established playing field associated with Philips High School and acknowledges the potential for the proposed 3G pitch to deliver enhanced sporting benefits. However, it advises that any planning application must be supported by clear and robust evidence demonstrating that existing sporting provision can continue to be accommodated within the remaining playing field area. Sport England has also queried whether alternative siting of the pitch could reduce the extent of natural turf sterilisation. In response, the application will be supported by a Coal Mining Risk Assessment, confirming that areas further to the south and east of the field are constrained by historic mining considerations and that relocation of the pitch into these areas is not feasible. Existing and proposed layout drawings will also accompany the application to demonstrate that current sporting activities can continue to operate following delivery of the proposed development.
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Section 6 – Planning Conclusions

Conclusions	
CONCLUSIONS	Having assessed relevant planning policies and material considerations relevant to this proposal, we request this proposal is accepted, due to the following: • The proposed Synthetic Turf Pitch will replace an existing area that has previously been used for football type applications, therefore providing access to greater quantity of provision in a suitable location and supported by effective and appropriate management arrangements, whilst implementing construction techniques outlined for the various specific components to ensure minimum waste and pollution is caused by the development, in accordance with National Planning Policy Framework Section 2 - Achieving Sustainable Development. • The proposal will 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 National Planning Policy Framework Section 8 – Promoting Healthy and Safe Communities • The proposal will ensure surface water run-off is effectively managed and does not increase flood risk elsewhere, in accordance with National Planning Policy

**Framework Section 10 – Meeting the Challenge of Climate Change, Flooding
and Coastal Change**

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Page 30 of 31

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Appendix A – Existing Site Photographs

Site Overview – Proposed Location	Car Park
	
Grass Area to North of Proposed STP	Tree Line to East of STP
	
Site Overview – Proposed Location	Overview – Playing Fields
	