



DESIGN AND ACCESS STATEMENT

G-240652 PENISTONE CHURCH FOOTBALL CLUB

SYNTHETIC TURF PITCH

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DESIGN AND ACCESS STATEMENT – PENISTONE CHURCH FOOTBALL CLUB

CLIENT	Penistone Church Football Club / Football Foundation
SITE ADDRESS	Penistone Church Football Club Church View Rd Penistone Sheffield S36 6AT
CLIENT CONTACT	Simon Hammond
FF PROJECT NUMBER	G-240652

DOCUMENT NUMBER	25-0496_DAS	
VERSION NUMBER & DATE	1.0	23/09/2026
REPORTED BY		
APPROVED BY		

SUMMARY OF PROJECT	Labosport Ltd have been commissioned by The Football Foundation to carry out Design Consultancy services for the above AGP Framework project. This document is a design and access statement for the construction of the Synthetic Turf Pitch.
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Document Number:

25-0496_DAS

Date:

23/09/2026

Version:

V1

LABOSPORT LTD

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

+44 (0) 115 968 1998

info@labosport.co.uk

Section 1 – General Information and Briefing Notes

General Information	
FEASIBILITY REPORT & DESIGN AND ACCESS STATEMENT REQUIREMENTS	<p>Labosport Ltd have been appointed to undertake a feasibility study and produce a design and access statement concerning the proposed creation of a Synthetic Turf Pitch (STP).</p> <p>This feasibility report & design and access statement (DAS) presents a concise explanation of the appropriate design principles applied to this project; demonstrating the merits of this proposal in context and describing relevant design influences that have underpinned decision making throughout, to ensure that the proposals meet client expectations, planning policy recommendations and published technical guidance, including material considerations associated with the proposal. We consider the proposal is based upon best design practices for external sports facility provision.</p>
APPLICANT	Penistone Church Football Club
PLANNING AGENT	Matthew Druce – Consultant Labosport Ltd, Unit 3, Aerial Way, Hucknall, Nottingham, NG15 6DW
PROPOSAL DESCRIPTION	The creation of a Synthetic Turf Pitch at Penistone Church Football Club including Fencing, Spectator Pathways and Ancillary Equipment, to Replace an Existing Grass Stadia Pitch. Improvement and Extension to Car Parking.

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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	<p>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:</p> <ul style="list-style-type: none"> • 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	<p>A Design and Access Statement should explain the design principles that have been applied to particular aspects of the proposal including:</p> <ul style="list-style-type: none"> • 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

<p>DEVELOPMENT LOCATION</p>	<p>The location of the proposed STP is shown below: Penistone Church Football Club</p> 
<p>EXISTING SITE OVERVIEW</p>	<p>The site is an existing natural turf sports pitch, that has markings for 11v11 football. According to Google Earth Historical Imagery, there does not appear to have been any period where other sports were marked on the area. The grass pitch is used by the football club as the main stadia pitch. It has existing facilities to ensure it meets the FA ground grading requirements including, spectator stands, hard standing spectator pathways, floodlighting, team shelters, changing rooms and player entrance tunnel.</p>
<p>PROPOSAL DESCRIPTION</p>	<p>Planning permission is sought to create a Synthetic Turf Pitch with associated features including:</p> <ul style="list-style-type: none"> • Installation of a new Synthetic Turf Pitch (STP) sized 100 x 64m with additional FA recommended 3m safety run off (FA Stadia Ground-Grading Step 5), with additional coloured tabs for line markings for youth sporting opportunities. • Installation of new hard standing surface for pedestrian access, goal / container storage, spectator viewing and maintenance / emergency vehicle access. • Installation of new perimeter fencing with new 4.5m high twin bar panel fencing system. • Retaining / relocating of existing LED floodlighting system • Removal of existing artificial turf training area to be replaced with car parking provision
<p>PURPOSE AND USE</p>	<p>This application seeks planning approval to create a synthetic turf sports pitch in accordance with relevant technical guidance.</p> <p>The facility will be designed to meet the following sporting provision(s): Football – Football Association’s Technical Guidance and Current Standards for a Stadia (Step 5 of National League System Compliant) pitch.</p> <p>The proposals will result in the loss of a natural turf playing pitch that is used by Penistone Church FC, however the provision of the new STP will provide increased potential usage in comparison to the existing natural turf surfaced pitch, for the benefit of current and potential future users of the facility, both during the day and evenings / weekends via</p>

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	<p>pre-arranged and structured community access. The loss of the small sided training area will be replaced by use of the main stadia pitch.</p> <p>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.</p> <p>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).</p> <p>The STP will be capable of supporting the following formal pitch arrangement(s):</p> <table><tr><th>Application Type</th><th>Pitch Size</th><th>Quantity</th></tr><tr><td>11v11 Football</td><td>100 x 64m</td><td>1</td></tr><tr><td>9v9 Football</td><td>64 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 27m</td><td>4*</td></tr></table> <p><i>*The cross-play markings will be defined with coloured tabs installed within the pitch run-offs, to allow for temporary/painted markings to be installed when required whilst also allowing the pitch to be marked solely for 11v11 use when required due to the level of competition. This is in line with FA / FF Recommended Pitch Layout documentation.</i></p>	Application Type	Pitch Size	Quantity	11v11 Football	100 x 64m	1	9v9 Football	64 x 46m	2*	7v7 Football	55 x 37m	2*	5v5 Football	37 x 27m	4*
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DEVELOPMENT AMOUNT	<table><tr><th>Aspect</th><th>Area (m2)</th></tr><tr><td>Synthetic Turf Surface Area (1Nr 106x70m)</td><td>7420</td></tr><tr><td>Car Park Area</td><td>3500</td></tr><tr><td>Total Red Line Boundary Area</td><td>14,286</td></tr></table>	Aspect	Area (m2)	Synthetic Turf Surface Area (1Nr 106x70m)	7420	Car Park Area	3500	Total Red Line Boundary Area	14,286							
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Total Red Line Boundary Area	14,286															
HOURS OF USE OF DEVELOPMENT	<p>The proposed hours of use for the development are shown below:</p> <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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SPORTING PROVISION	<p>The proposed STP will directly replace a natural turf surfaced sports pitch, and therefore the proposal does not result in loss of sporting provision.</p>															
SITE LAYOUT AND LOCATION	<p>The optimum location for the proposed STP was considered based on convenient proximity to:</p> <ul style="list-style-type: none">Any changing facilitiesAny welfare accommodationAny reception facilitiesAny management / supervision officesAny vehicular parking areas <p>Additionally, consideration was given to:</p> <ul style="list-style-type: none">Avoidance of unacceptable impact to residential neighbours (in relation to noise, visual, lighting, etc) or the ability to incorporate impact mitigation measures into the development proposals where impact was noted. <p>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.</p>															

Facility Design	
PITCH DIMENSIONS	<p>The development is to include:</p> <ul style="list-style-type: none"> • Main synthetic turf pitch size of 100 x 64m (FA Guideline 11v11 size pitch) with 3m run off around the pitch footprint (as per FA recommendations) • Goal Storage / Spectator Hardstanding Areas • Doc-M Compliant Access Pathway(s)
SURFACE LEVEL & GRADIENTS	<p>A topographical survey of the site has been undertaken to ascertain the development perimeter, levels of the ground and any salient features within the area. This has been submitted as an additional drawing. The information has been used to develop the proposed design.</p> <p>It is recommended to build a sports pitch to a <u>maximum</u> gradient of 1%, where possible, to maintain good sporting characteristics.</p> <p>The final gradients are determined by the drainage design.</p>
TOPSOIL MANAGEMENT	<p>All topsoil stripped as part of the proposed development will be managed in accordance with best practice. Where practicable, any remaining stripped topsoil will be stored on site within the application boundary. Topsoil will be located away from sensitive receptors and constructed to ensure stability and appropriate drainage. Stored material will be retained for potential reuse in landscaping or reinstatement works. Where on-site reuse or storage is not feasible, surplus topsoil will be removed from site and disposed of or reused at an appropriate licensed facility in accordance with relevant environmental regulations.</p>
CONSTRUCTION MAKE UP09	<p>Typical construction build-up for synthetic turf pitch development includes either:</p> <p><u>Dynamic Base Synthetic Turf Pitch Construction</u></p> <ul style="list-style-type: none"> • 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 <p><u>Or</u></p> <p><u>Engineered Base Synthetic Turf Pitch Construction</u></p> <ul style="list-style-type: none"> • 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 <p>Following Planning Approval, Contractors on the Football Foundation AGP Framework will be required to provide their 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. The Contractor will be required to provide warranty for the pitch as per current Football Foundation Standard Warranty Period detailed below:</p>

Pitches to be used in Regional Feeder Leagues and below competitions.			
Warranty limitation		Field test requirements	Certification required
Age of field	Total playing hours		
Month 0	0	Initial test	FIFA Quality
Month 12		First year test	
Month 24		Not required	
Month 36	≤ 4,500	Triennial re-test	
	≥ 4,500		
Month 48		Not required	FA Register
Month 60		Not required	
Month 72	≥ 9000	Triennial re-test	
Month 84		Not required	
Month 96	≥ 12,000	Performance warranty expires	

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 BS EN 15330-1

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).

DRAINAGE DESIGN

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 noted the following:

- The underlying ground was considered to be effectively impermeable.
- Soakaways were not considered to be a suitable solution for surface water drainage.
- It is understood that there is existing pitch drainage consisting of drainage runs beneath the pitch, presumably then into the wider site drainage network and ultimate outfall to the main surface water sewers.

Given the above, this facility is not suitable for sustaining drainage via a soakaway, therefore it is proposed water is taken away via connection to the existing drainage network. It is therefore proposed that new drainage design will outfall via connection to the existing drainage network.

Drainage Hierarchy

NPPF guidance states the aim of a drainage strategy should be to discharge surface water run-off as high up the below drainage hierarchy as reasonably practicable:

1. Into the ground
2. To a surface water body*
3. To a surface water sewer, highway drain, or other drainage system
4. To a combined sewer

**Local authorities / water boards generally require proof that the ground is not suitable for infiltration into the ground before connecting to sewers / drains / other drainage systems.*

The proposal is for a synthetic turf pitch, which would have the following typical design features:

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- 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 250-300mm 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 Site-Specific Drainage Strategy has been submitted as additional documentation, but is summarised as:

- Infiltration testing undertaken during Ground Investigation proved that soakaways are not a viable method for managing surface water at the site.
- No watercourses on or adjacent to site.
- No adopted drainage within the site; an adopted combined sewer lies on Church View Road to the west. Existing private drainage from the pavilion is **presumed** to outfall to the Yorkshire Water surface water sewer south-west of the pitch.
- Following the discharge hierarchy: non-potable use not suitable, infiltration not viable, no watercourse — so discharge is to the sewer network.
- Surface water outfalls via a **new pipeline and vortex flow control device** into the private network serving the pavilion, ultimately to the adopted Yorkshire Water surface water sewer.
- Discharge is restricted to the **greenfield rate of 2.1 l/s.**
- Attenuation is provided by the **permeable sub-base of the AGP** supplemented by a **geocellular storage crate beneath the sub-base.**

Proposal Component Design	
SYNTHETIC TURF PITCH (STP) SURFACING SYSTEM	<p>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 (for enhanced performance and infill reduction).</p> <p>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.</p>
PERIMETER BALL STOP FENCING / PITCH PERIMETER BARRIER	<p>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.</p> <p>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.</p> <p>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.</p>
LED FLOODLIGHTING SYSTEM	<p>The existing LED floodlighting system (8 columns) will be retained to light the pitch for competitive matches. The 4 floodlighting columns on the Eastern side will be moved by 0.8m to ensure the pitch dimensions can meet the FA requirements. The system contains LED luminaires which allow the system to turn on and off instantly, reduce energy consumption, low maintenance and reduce spillage.</p>

<p>HARD STANDING AREAS / GOAL STORAGE AREAS / ACCESS PATHWAYS</p>	<p><u>Hard Standing</u> Hard-standing area(s) will be provided around all sides of the pitch footprint, as per the associated drawings, to provide spectator viewing area(s) to ensure the pitch meets FA Technical Guidance (and current standards for a Stadia Step 5 Compliant Pitch).</p> <p><u>Access Pathways</u> The hard-standing area(s) are tied into the access pathway, ensuring that users / spectators of the facility have clear access to the pitch spectator area.</p> <p>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).</p> <p>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.</p> <p><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.</p> <p>A maintenance storage area (storage container) has been described further in the ancillary components section but will be installed within the fence line of the facility.</p>
<p>INFILL MIGRATION MITIGATION FEATURES</p>	<p>Measures detailed in CEN/TR 17519 have been adopted in full, ensuring the proposed development contains all relevant mitigation features to minimise any potential infill dispersion into the local environment, including:</p> <ul style="list-style-type: none"> • 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) <p>To further reduce the potential of any infill dispersion into the local environment, further measures have also been adopted, including:</p> <ul style="list-style-type: none"> • Surface System: The surface system installed will include a shockpad, which will provide sufficient performance characteristics that minimise the volume of performance infill required to meet Governing Body Performance Requirements. Installation of a shockpad typically reduces the amount of performance infill required by approx. 6-8KG/m2 (44-60 Tons over the size of the pitch), and therefore its inclusion will provide a system with much reduced loose infill.

Ancillary Equipment

GOALS	<p>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.</p> <p>As the pitch is a stadia pitch, there is a requirement to not store goals not in use via usual goal storage areas that would be located behind either end of the pitch, as this would create visual obstructions to spectators. It is necessary to secure area(s) outside of the spectator viewing area(s) for these goals. Therefore a goal storage area has been created on the Western side to allow goals to be stored out of the way of viewers when not in use.</p>
STORAGE CONTAINER	<p>A storage container will be installed within the footprint of the storage area created as per the design drawings. The storage container will be of a standard design comprising of:</p> <ul style="list-style-type: none"> • 2.529m high x 6.06m long x 2.44m wide container • High tensile profiled steel, finished powder coated RAL6007 Bottle Green <p>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:</p> <ul style="list-style-type: none"> • Less compaction of turf and infill, resulting in better adherence to performance requirements over the medium / longer term. • Extended longevity of the turf system. <p>The development would create an area for safe & clean storage of maintenance equipment. This will provide major benefits into the general upkeep of the new facility, maximising longevity of the pitch's usable lifespan, which will create environmental benefits through extending the lifespan of the facility whilst also ensuring the pitch is adequately maintained, increasing safety to user groups.</p>
TEAM SHELTERS AND SPECTATOR STANDS	<p>The existing facility contains covered spectator stands and covered team shelters. The facilities will be retained in their current locations along the Western side. New seating will be provided within the existing team shelter structures.</p>

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	<p>The full desktop survey has been provided as an additional document. Labosport have summarised the findings below:</p> <ul style="list-style-type: none"> • The stadia pitch and eastern pitches sit on a relatively level plateau • No superficial deposits; bedrock is Penistone Flags sandstone beneath the stadia pitch, with Pennine Lower Coal Measures east and west, and a geological fault crossing the south-west/west edge • Shallow soakaways are considered unlikely to be viable • UXO risk is assessed as low • historic landfill lies to the east of the site and encroaches into the south end of the eastern pitch position • The site is in a Coal Mining Reporting Area but not a Development High Risk Area, with no known mine entries, so a Coal Mining Risk Assessment is unlikely to be needed • No statutory services are recorded within or near the pitch positions
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	<p>The full ground investigation survey has been provided as an additional document. Labosport have summarised the findings below:</p> <ul style="list-style-type: none"> • The site is an existing grassed stadia pitch surrounded by spectator fencing, with the pavilion/clubhouse buildings directly to the south, stands and spectator hardstanding along the west side and four floodlighting columns along each side to the east and west • Historical OS mapping and aerial imagery shows the site and location of the proposed pitch appears to have remained open space/fields prior to the football ground being developed • Low risk of encountering buried UXO • Topsoil was encountered to depths of between 0.2m to 0.3m depth bgl. • Made Ground or Reworked Natural deposits were encountered • No groundwater was encountered during our investigations, and groundwater is considered likely to be deep. • A precautionary CBR value of 3% is recommended for design based on the equilibrium CBR and to be reassessed during construction based on worst case of clay soils at formation level • For the Made Ground and Reworked Natural deposits, anticipated across the northwestern quadrant of the site, a CBR of <2% should be assumed • Ground improvement such as lime/cement stabilisation and geogrid reinforcement is likely to be appropriate to improve the CBR and reduce the potential for adverse settlement across the pitch area
PRELIMINARY ECOLOGY ASSESSMENT	<p>The PEA has been provided as an additional document. Labosport have summarised the findings below:</p> <ul style="list-style-type: none"> • No high value habitats identified on site • The site consists of modified grassland mown short • No invasive non-native species identified • No protected or important species concerns of a scale warranting further survey

BIODIVERSITY NET GAIN	<ul style="list-style-type: none"> • Baseline habitat value: 2.33 units (on-site). • To meet the mandatory +10% net gain, 2.56 habitat units are required. • Post Development habitat value: 0.7 units • Off-site units required: 1.63 units of low-distinctiveness modified grassland, plus a further 0.23 units of any type — 1.86 area units total, and 0.01 hedgerow units • A Biodiversity Gain Plan (BGP) and a Habitat Management and Monitoring Plan (HMMP) covering at least 30 years will be produced prior to construction starting. <p>As the scheme results in a loss of on-site units, off-site provision will be required to deliver the total uplift.</p>
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Section 4 – Access Statement

Parking and Access	
TRAVEL AND PARKING OPPORTUNITIES	<p>Vehicular parking areas on-site at Penistone Church Football Club consists of:</p> <ul style="list-style-type: none"> • 22 formal vehicle spaces on site • 2 disabled car parking spaces • Overflow car parking provision (in a poor condition) <p>The proposal includes the redesign and an extension to the car parking provision, which will result in:</p> <ul style="list-style-type: none"> • 112 formal vehicle spaces on site • 6 disabled car parking spaces <p>To note, the nearest public transport links to the entrance of the site are: <u>Bus Stop (Sheffield Road)</u> The bus stop can be accessed from the proposed development site via a 3-minute walk. <u>Railway Station (Penistone)</u> The railway station can be accessed from the proposed development site via a 5-minute walk.</p>
STP PARKING DEMANDS	<p>The expected usage of the new STP will be enjoyed by Penistone Church Football Club, with agreed community use as outlined. It is therefore expected that car parking demands will exceed the existing parking provision at the site. An extension has been proposed to offer sufficient space to accommodate community visitors travelling by car.</p> <p>A new 112 space car park is proposed that can accommodate the predicted session peak of 40 vehicles, plus the change over time between bookings that will see a peak number of 80 cars.</p>
TRAVEL AND PARKING MANAGEMENT PLAN	<p>As the Transport Assessment suggests, Labosport believes an extension of parking provision is required to accommodate the expected vehicular traffic during operational hours of the facility.</p> <p>Penistone Church FC should propose a plan to ensure a sufficient travel & parking management to:</p> <ul style="list-style-type: none"> • Ensure structured and staggered usage of the facility, to ensure there are not periods where parking on-site would not be possible. • Promote car sharing as well as a drop-off / collect system, as well as promoting the use of green travel methods including walking, cycling and use of public transport, whenever possible, to visitors of the STP.

General Access	
PEDESTRIAN ACCESS ROUTES	<p>Pedestrian access routes are already installed at the site, with the development site regularly hosting football matches. The existing network will be retained, and access routes will not be affected by the development. The pedestrian access route will be designed so that it can be used by wheelchair users</p>
EMERGENCY AND MAINTENANCE ACCESS	<p>In addition to pedestrian access routes, the proposed STP will require emergency/maintenance vehicular access. The route will ensure direct access is possible from the car park.</p>

Document Number:

25-0496_DAS

Date:

23/09/2026

Version:

V1

LABOSPORT LTD

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

+44 (0) 115 968 1998

info@labosport.co.uk

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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	BARNSELY METROPOLITAN BOROUGH COUNCIL
RELEVANT NATIONAL PLANNING POLICY FRAMEWORK CONSIDERATIONS	Section 2 Achieving Sustainable Development Section 4 Decision Making Section 8 Promoting Healthy and Safe Communities Section 11 Making Effective Use of Land Section 12 Achieving Well Designed and Beautiful Places Section 14 – Meeting the Challenge of Climate Change, Flooding and Coastal Change Section 15 Conserving and Enhancing the Natural Environment
RELEVANT DEVELOPMENT PLAN POLICIES	Policy SD1 - Presumption in Favour of Sustainable Development Policy GS1 – Green Space Policy BIO1 - Biodiversity and Geodiversity Policy CC3 - Flood Risk Policy CC4 - Sustainable Drainage Systems Policy D1 - High-Quality Design and Place Making Policy T3 - New Development and Sustainable Travel Policy T4 - New Development and Transport Safety Policy T5 - Reducing the Impact of Road Travel Policy I1 - Infrastructure and Planning Obligations Policy I2 - Educational and Community Facilities
COMMUNITY CONSULTATION	<p>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.</p> <p>Additional user groups that will be facilitated on the new pitch have been identified, and formal community use agreement will be created as part of the client's final application for funding via The Football Foundation Framework. We therefore recommend that Sport England suggest a Pre-Use Condition for the facility, requesting that a Community Use Agreement is completed and provided to Sport England prior to first use of the facility. This would allow the client to secure match funding from The Football Foundation and then inform the identified community groups that the project will proceed.</p>
BARNSELY PLAYING PITCH STRATEGY	Barnsley's Playing Pitch and Outdoor Sports Strategy (PPOSS) 2023 identifies a shortfall of five full-size 11v11 3G pitches borough-wide, with a specific deficit in the Penistone analysis area — which contains only 9% of the borough's pitches. It records that 91% of the borough's 402 teams rely on grass pitches, that half of all football pitches are rated poor, and that grass pitches are already overplayed. The proposed synthetic turf pitch responds directly to these deficiencies by increasing the capacity of the site without reducing its pitch footprint.
SPORT ENGLAND CONSULTATION	<p>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:</p> <ul style="list-style-type: none"> • 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

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Unless in the judgement of Sport England, the development as a whole meets with one or more of the below 5 exceptions:

1. A robust and up-to-date assessment has demonstrated, to the satisfaction of Sport England, that there is an excess of playing field provision in the catchment, which will remain the case should the development be permitted, and the site has no special significance to the interests of sport.
2. The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.
3. The proposed development affects only land incapable of forming part of a playing pitch and does not:
 - Reduce the size of any playing pitch
 - Result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas)
 - Reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality
 - Result in the loss of other sporting provision or ancillary facilities on the site
 - Prejudice the use of any remaining areas of playing fields on the site
4. The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of the development, by a new area of playing field:
 - Of equivalent or better quality, and
 - Of equivalent or greater quantity, and
 - In a suitable location, and
 - Subject to equivalent or better accessibility and management arrangements
5. The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.

Given the context of the existing site (grassed stadia football pitch) and proposed development (replacement of the existing grassed stadia football pitch with a new STP built to similar dimensions as existing grassed pitch), Labosport believe the development meets Exception E5. Sport England recognise that STP's have the following advantages over natural grassed facilities:

- Greater Durability
- More Efficient Use of Space
- Increased Usage
- Flexibility
- Better Overall Value for Money
- Defined Performance Characteristics

Labosport believe the development proposals (replacement of the natural grass pitch with a new STP facility) would bring 'sufficient development of sport as to outweigh the detriment caused by the loss'.

Section 6 – Planning Conclusions

Conclusions	
CONCLUSIONS	<p>Having assessed relevant planning policies and material considerations relevant to this proposal, we request this proposal is accepted, due to the following:</p> <ul style="list-style-type: none"> • 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 14 – Meeting the Challenge of Climate Change, Flooding and Coastal Change

Appendix A – Existing Site Photographs

Site Overview	Site Overview
	
Existing Spectator Stand (to be retained)	Existing Spectator Facility (to be retained)
	
Existing Parking to be Improved	Existing Poor Conditioned MUGA to be removed
	