

DOROTHY HYMAN SPORTS CENTRE

DESIGN AND ACCESS STATEMENT

In support of new artificial grass pitch (AGP) with Spectator area, goal storage areas, perimeter fencing, sports/amenity lights, drainage, storage container, pedestrian access, vehicular maintenance, and emergency access, access to disabled drop off space and landscape enhancement works.

Located at: Dorothy Hyman Sports Centre, Snyderdale Road, Cudworth. Barnsley. S72 8LH.



Ref: MCA-MUK3149-DAS

Rev

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1. INTRODUCTION

1.1 This document is provided in support of the planning application to introduce a floodlit 3G football pitch facility and associated works at Dorothy Hyman Sports Centre funded through the football foundation framework for which the award conditions require community use and compliance with technical guidance.



1.2 This statement explains the aspirations for the project and provides structured justification illustrating the need for the facility.

1.3 The document outlines the design and access implications of the proposal. It also briefly analyses the characteristics of the site and surrounding area and it should be read in conjunction with the associated planning drawings and supporting documents which accompany the application.

1.4 A planning statement is also included to address development policies and any other material considerations associated with this proposal.

2.0 DESIGN AND ACCESS STATEMENT PRINCIPALS

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system and provides a framework within which local communities and councils can produce their own local and neighbourhood plans, that reflect the needs and priorities of their communities.

Guidance on information requirements and validation, recommends that a design and access statement is a short report accompanying and supporting a planning application to illustrate the process that has led to the final proposal. The level of detail required in a design and access statement depends on the scale and complexity of the application.

- Design and access statements help to ensure that development proposals are based on a considered design process with a sustainable approach to access.
- Design and access statements should consider and explain the merit of the design and how it relates to the existing setting.
- Design and access statements enable local planning authorities to better understand the analysis which has steered the design and how it has led to the development of the scheme. This in turn assists negotiations and decision-making processes ideally leading to an improvement in the quality, sustainability and inclusiveness of the development.
- Design and access statements allow local communities and other stakeholders to better understand the proposal minimising the need to interpret technical plans. This can overcome interested parties (who may be affected by development) concerns and improve trust between communities, developers and planners. It also enables the design rationale for the proposal to be clearer to stakeholders and the local planning authority.

The design and access statement should cover both the design principles and concepts that have been applied to the proposed development and to particular aspects of the proposal (as listed below), as well as indicating how issues relating to access have been dealt with. Statements should evolve throughout the design and development process in line with the needs of the proposal.

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

It should be noted that the access component of the statement only relates to 'access to the development' and does not extend to internal aspects of individual buildings etc. Statements should explain how access arrangements will ensure that all users will have equal and convenient access to buildings/facilities and the transport network. The statement should also address the future flexibility of the development and how it could adapt to changing needs.

3.0 BACKGROUND AND LOCATION

Dorothy Hyman Sports Centre (DHSC) is owned by Barnsley Metropolitan Borough Council (BMBC) and managed by Dorothy Hyman Sports Centre. It provides a variety of sports facilities, both indoor and outdoor, for the surrounding area and is currently available for hire with changing provision.

Dorothy Hyman Sports Centre occupies a site of approximately 8.25 hectares, of which a reasonable proportion is playing field. It is located centrally to the eastern side of Cudworth, approximately 5km to the northeast of Barnsley.

The site is mainly surrounded by residential properties with Allotments to the south and agricultural fields to the east. The nearest residential property is approximately 130m away to the north on Belle Green Gardens.



The proposal site has good highway network links via the existing road network, cycle ways and local bus routes. Barnsley Road is located approximately 700m to the west of the proposal and provides a direct link into the centre of Barnsley via the A628 Pontefract Road

The nearest bus stop is on Syndale Road less than 50m to the north of the main Sports Centre building entrance.

4.0 STATEMENT OF NEED

The playing pitch strategy (PPS) has identified a need within the local area for a 3G pitch and as part of the framework funding process for new/improved pitch facilities a grant bid to the Football Foundation will be made to deliver the new facility at Dorothy Hyman Sports Centre.

An artificial grass pitch (AGP) will provide a good quality football facility that removes weather as a factor and ensures sports fixtures and general training are not cancelled due to adverse weather or ground conditions.

The introduction of this new proposal will expand and improve the facilities available at the site and within the wider community, thus encouraging a wider range of participants.

The FA are actively promoting women/girls football with an aim to dramatically increasing the levels of female participation in the sport and it is therefore envisaged that this new facility will assist in achieving this aim.

The synthetic pitch will help to raise the standard of play and training opportunities within the local area as well as hopefully enhancing users enjoyment of sport.

The proposed facility is expected to be used for football, although the proposed surface is also suitable for other appropriate general training/physical education activities.

The new facility would be located on the existing grass playing field. It has however been positioned in such a way that a 9v9 grass pitch to the south can be retained.

Benefits arising from this project

This proposal aims to create a facility which supports the delivery of high quality sport and recreational play by:-

- Providing a facility with a suitable surface that can be used in most weather conditions.
- Providing good quality equipment within an organised and controlled environment.
- Allowing standards in performance to be raised, encourage good social interaction and a general improvement in overall health.
- Providing the opportunity to periodically arrange specialised coaching sessions to further improve skills and performance standards of users.
- Introducing an additional facility into the area for the benefit of both the Sports Centre and local community.
- Positively encouraging the development of girls/womens football, with an aim to increasing the levels of participation, at a time when the female game is experiencing high levels of success.

The proposed facility is expected to primarily be used for football although the inclusion of an appropriate carpet and shock pad ensures that the proposed surface is both World Rugby and FIFA Quality compliant and is therefore also suitable for Rugby training and other appropriate general training/physical education activities.

Proposed Opening Hours

The proposed facility will be for both Sports Centre and community use and is proposed to have the following hours of use, in line with the existing hours of use.

Monday to Fri	8.00am – 21.45pm.
Saturday	9.00am – 15.45pm.
Sunday and Bank holidays	9.00am – 14.45pm

5.0 DESIGN

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

5.1 Site Description

The proposal is situated at Dorothy Hyman Sports Centre to the east of the existing running track and Sports Centre building. The site comprises of open grass playing fields supporting grass pitches, a 3G pitch, bowls green, athletics track and long jump facility, with mature trees/hedges to the boundary and a number of buildings providing additional sports facilities.



Topographical levels fall by approximately 1.5m diagonally across the proposed pitch from the southwest to the northeast.

5.2 Site History

Prior to its current use as a sports facility the site was unspecified open land with playing fields becoming evident in the 1960's and then the southern part of the site recoded as Dorothy Hyman Stadium since 1984.

5.3 Searches

There does not appear to be any utility services indicated passing over or beneath the proposal site.

The site is within an area of historical coal mining activity, however there are no shallow workings or mine entries within close proximity of the site.

There are no public rights of way crossing the site.

There are no listed buildings, scheduled monuments or heritage sites within close proximity of the site.

Dearne Valley Wetlands (SSSI) sites lie 2km to the southeast and 1km to the east of the proposal site.

A preliminary Ecological Appraisal Report has been prepared by Brooks Ecological reference ER-7498-01 dated 18/04/2024 which accompanies this application.

For ground investigation details refer to Ground Investigation Report prepared by Soiltechnics dated May 2023 reference STV5991-G01.

5.4 Purpose and Use

This application seeks planning permission to introduce a new Artificial Grass Pitch (AGP) onto the existing playing field whilst retaining existing grass football pitches.

The provision of a new AGP will provide increased usage to the existing grass playing field, for benefit of clubs, partner organisations and community groups in the surrounding area, including local junior/youth football clubs and thus gain the maximum football developmental outcomes, during the day, in the evenings and at weekends via pre-arranged and structured community access.

The proposed facility is to be managed and maintained by Dorothy Hyman Sports Centre. Its priority is to provide sport and play provision for Sports Centre members and the local community, as outlined in the Statement of Need Summary (Section 4) above.

The applicant is happy to agree a suitable Community Use Agreement (CUA) as a pre-usage planning condition in line with Sport England's CUA template.

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

The new AGP will offer a variety of football pitches and training areas within the same enclosed playing space to support development plans into grassroots football. The AGP will be capable of supporting the following formal pitch arrangements plus World Rugby Regulation 22 training:

Age grouping	Type	Pitch size	Quantity
Over 18 and Adult Football	11v11	91 x 55m	1
U11 / U12	9v9	73 x 46m	1
Mini Soccer U9 / U10	7v7	54.6 x 37m	2
Mini Soccer U7 / U8	5v5	37 x 25.12m	4
Rugby training			

5.5 Extent of works/Amount

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

Aspect	Quantity	Area
3G artificial grass pitch area (91 x 55m playing area)	97 x 61m	5917m ²
Porous hard standing – goal recesses, spectator area, mowing margin, access and disabled drop off space	Various	797m ²
Total		6714m ²

5.6 Layout

The proposed Artificial Grass Pitch (AGP) will be introduced onto the existing playing field. The proposed AGP location will therefore result in the loss of part of the grass playing field. Overall usage however will not decrease as the proposal will result in greater capacity utilisation across the playing season for training sessions and match play (for mini, youth and adult football), resulting in a greater amount of playing pitches marked onto the artificial grass pitch surface. The introduction of a shock pad also allows Rugby training to take place on the AGP.

This intensification of use is made possible by the introduction of an artificial grass pitch surface which is more durable in comparison to natural turf (especially during winter weather conditions) plus the provision of artificial sports lighting.

The location of the proposed AGP has been carefully considered and designed in such a way as to limit the effect on the existing area by retaining the existing athletics track to the west and grass football pitch to the south, thus minimising any potential loss. See drawing MCA-MUK3149-06 for proposed position.

The proposed AGP also avoids the need for close season maintenance works and thus allows the site to operate all year round.

The proposal site also takes advantage of various complimentary considerations such as:

- Connection to changing rooms and welfare accommodation
- Connection to vehicular parking areas
- Avoidance of unacceptable impact to residential neighbours (noise, visual and artificial lighting)
- Adequate arrangement of grass playing pitches (for both summer and winter sports)

It is therefore concluded that the proposed AGP position provides the best solution for the site.

5.7 Scale

The proposed pitch will be enclosed by 4.5m high perimeter fencing and gates.

There will be 6 no. 15m high sports light columns mounted with LED luminaires and 4m high LED street lights to the proposed path.

The height of the maintenance / sports equipment store is 2.59m above ground level.

5.8 Proposal Description

Planning permission is sought to introduce an Artificial Grass Pitch (AGP) onto the existing playing field with access link to the existing infrastructure.

The proposal takes the form of a new 97 x 61m 3G AGP with sand and rubber infill which includes 3m run off. The facility is capable of providing a variety of football pitch sizes, as listed below plus Rugby training:-

1 no. 11 v 11 Adult football pitch playing area (91 x 55m) denoted by 100mm wide white line markings (inlaid)

1 no. 9 v 9 football pitch playing areas (73 x 46m) denoted by 80mm wide blue line markings (painted)

2 no. 7 v 7 football pitch playing areas (54.6 x 37m) denoted by 80mm wide yellow line markings (painted)

4 no. 5 v 5 football pitch playing areas (37 x 25.12m) denoted by 80mm wide red line markings (painted)

Inlaid coloured nibs to be provided to the perimeter of the runoff area for setting out of smaller pitch line markings.

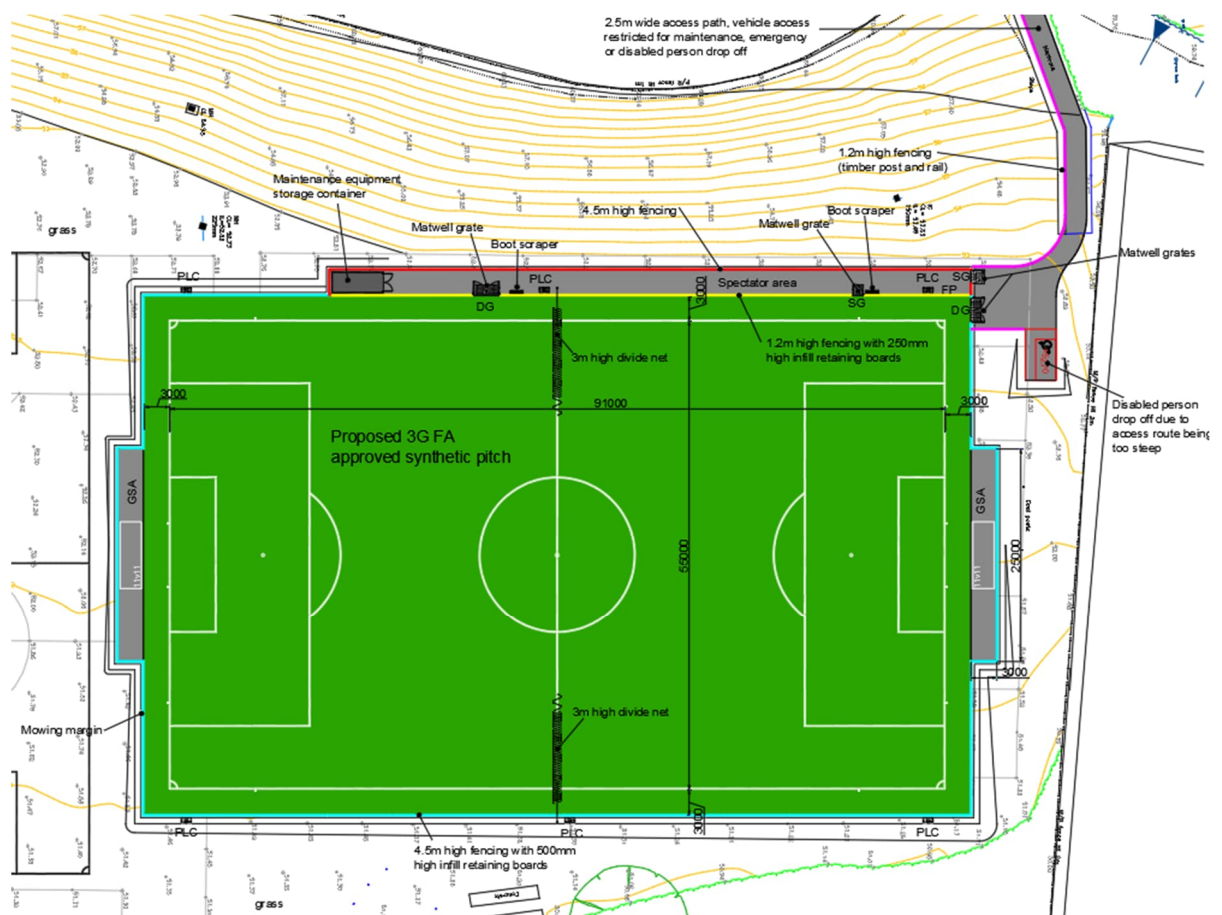
The area is to be enclosed by 4.5m high twin bar fencing with rubber washers to reduce vibration and noise, single and double gates to afford both general access as well as access for maintenance and emergency purposes.

Spectator area to have 1.2m high twin bar fence.

Infill retention boards to be installed to both perimeter fencing and spectator fence to prevent the loss of carpet infill. See drawings for details.

3m high retractable divide net has been incorporated to allow cross court pitches to be used independently and prevent disturbance to the adjacent playing area.

Drawing MCA-MUK3149-02 indicates the proposed layout in respect of this application.



Existing vehicular entrance and paths are to be retained with additional access points introduced to link the new facility to the existing infrastructure.

Sports Centre and community access to be via the single gate to the northern end of the Spectator area. Low level single/double gates afford access to both cross-court pitches from the Spectator area. Maintenance and emergency access to be provided via the double gates to the northwest corner adjacent the single gate access. The low-level set of double gates within the Spectator area also provides pitch access to the storage container.

New access and disabled drop off space to be porous asphalt with pcc edging kerbs.

A 3m wide porous asphalt spectator area and 2 no. 3m deep goal storage areas are also incorporated into the design.

A mowing margin in line with Football Foundation requirements has been included to the external perimeter of the pitch to aid maintenance.

A new 2.44 x 6.10 x 2.59m high storage container is to be positioned at the end of the Spectator area, as indicated on the plans to serve the AGP.

5.9 Floodrisk and drainage

The proposal site is within Flood zone 1 and as the site is below 10,000sqm a Flood Risk Assessment (FRA) has therefore not been undertaken.

The surface and sub-base for the new pitch, spectator area, path and hardstanding areas are porous with surface water from the pitch designed to infiltrate into the ground at formation level.

Paragraph 80 of the Planning Practice Guidance for 'Flood Risk and Coastal Change' defines the hierarchy of drainage options. Where reasonably practicable the aim should be to discharge storm water as high up the following hierarchy of storm drainage options;

- Into the Ground (infiltration);
- To a surface water body;
- To a surface water sewer, highway drain or another drainage system, and
- To combined sewer

Each of which have been considered separately within the Storm Drainage Design prepared by SEA Consulting Engineers Ltd ref. R-00191-001-SDS-A dated April 2024, included as part of this application.

5.10 Noise

The nearest residential properties are some 145m away to the north of the proposal on Belle Green Gardens (on the opposite side of the existing 3G pitch), which falls outside of the Sport England AGP Acoustics guidance 50dB range. A Noise Impact Assessment has therefore not been undertaken in respect of this application.

5.11 Artificial Lighting

Artificial sports lighting to the new pitch is to consist of 6 no. galvanized 15m high sports light columns with LED luminaires to each column, to provide the required light levels for the new pitch whilst controlling light spill, glare and upward light leakage. LED lighting has also been included within the design to the new link path and takes the form of 4m high street lights. See drawing HLS7381 for sports light spillage design. A Lighting Design Statement prepared by Halliday Lighting dated 09/05/2024 also accompanies this application.

It should be noted that the sports/amenity light spillage plan shows spillage on a flat site and does not take account of any tree screening or buildings.

5.12 Landscaping

The proposed development will replace part of the existing grass playing field and therefore with the exception of hard landscaping, all other soft ground surrounding the area that is affected by the development is to be reinstated to grass, to enable effective grounds maintenance of surrounding grassed areas and grass playing pitches.

New hard landscaping treatment around the facility is restricted to porous asphalt surfacing and 50mm wide precast concrete kerbs for goal storage, spectator area, pedestrian access and vehicular access

for emergency/maintenance operations alongside the new disabled drop off space adjacent the proposal due to the access route being too steep for disabled use.

Existing boundary hedges/trees adjacent the proposal site are to be retained and therefore require protection throughout the construction process. These existing hedges/trees will assist in visually screening the new facility.



View from Snyderdale Road looking north over car park towards proposal site behind the athletics track

The proposed pitch location will also require some adjustment of the adjacent ground levels in order to accommodate the AGP, in the form of regrading work to the perimeter where necessary.

Excavated topsoil material generated during construction work is to be used to regrade levels around the perimeter of the pitch with any excess topsoil material removed from site.

All topsoil areas to be reinstated with grass seed in accordance with BS 4428 Code of Practice for General Landscape Operations.

For Biodiversity enhancement works refer to Biodiversity Net Gain Assessment (Baseline) reference ER-7498-02 dated 18/04/2024 and Biodiversity Management Plan Reference ER-7498-03 dated 20/05/2024 both of which accompany this application.

5.13 Appearance

The intention is to develop the proposal with minimal visual impact when viewed from any adjacent properties looking into the site and thus satisfy local policies which seek to ensure that proposals are sympathetic to their surroundings and will not impact on the visual amenity of the area and neighbouring residents.

The proposed finished appearance of the proposal features are therefore as follows:

a) 3G Artificial Grass Playing Surface –

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

This is consistent with current Football Association (FA) technical requirements to deliver adequate performance characteristics for the intended sporting activities. This surface type is recognised as the most suitable artificial playing surface for community football/ youth football development and

is credited as the 'preferred football surface' and 'surface for high level competition / training' within Sport England's guidance document 'Artificial surfaces for outdoor sport 2013'.

The main green artificial grass playing surface will be in laid with white 11 v 11 line markings and painted with blue, yellow and red coloured line markings for football.

b) Perimeter Fencing

The fencing type will be 4.5m high steel open mesh fencing containing a general 200x50mm aperture. Panels are fixed onto posts with 8mm galvanised security bolts to (U shape) brackets containing threaded inserts and insulated from the posts using neoprene washers (inserts) fitted to every fence post/mesh fixing point to aid noise reduction/acoustic attenuation by reducing panel rattle and vibration from ball impacts. Panel connectors are applied at horizontal panel joins to increase the overall rigidity of the product.

Both the 4.5m high perimeter fencing and 1.2m high internal pitch barrier fencing will be polyester powder coated RAL6005 Dark Green and supported with intermediate post system of the same colour and finish. Single and double access gates to also have matching appearance, finish and colour.

50mm thick x 500/250mm high infill containment barrier to be fitted at low level to the inside of the new AGP perimeter fencing/internal pitch barrier fencing to prevent loss of pitch infill.

The proposed type and quality of fencing is consistent with current Football Association (FA) technical requirements for fencing to enclose artificial grass sports pitches.

c) Sports/Amenity lights

The installed appearance of the new AGP lighting system will include six steel masts, finished galvanised (Z275) self-coloured, mounted with lamps and fittings finished raw aluminium and street lights also finished galvanised (Z275) self-coloured, mounted with lamps and fittings finished raw aluminium, to the link path.

d) Hard Standing Areas

New hard standing areas for maintenance of pitch and emergency access, disabled drop off space, pedestrian paths, spectator area and goal recesses to be grey/black coloured porous asphalt.

Double and single access gates, 3m x 1.5m and 1.5m x 1.5m respectively, to have galvanised smooth bar industrial grates with collector boxes and filters to prevent the loss of pitch infill.

e) Maintenance Equipment Storage Container

New storage container consisting high tensile rust inhibiting corten steel, to have dark green polyester powder coating RAL6005 to match fencing.

For information and examples of the material and finishes proposed, please refer to the supporting documents which accompany this application.

6.0 ACCESS STATEMENT

6.1 Pedestrian and vehicular Access

The proposal site is to be accessed via the existing car park access point off Snyderdale Road which has a 30mph speed limit.



View along Snyderdale Road looking east towards existing car park entrance.



View along Snyderdale Road looking south towards existing entrances



View along Snyderdale Road looking north towards existing entrances

A new porous asphalt access is proposed to connect the proposal site with the existing infrastructure. This will provide both pedestrian and vehicular access for maintenance and emergency purposes as well as access to a disabled drop off space adjacent the new pitch. The new access will connect to the existing hardstanding at the northern end of the existing athletics track.

This access will be for Sports Centre and community use with maintenance and emergency access to the pitch provided via a set of double gates to the northwest corner of the 3G AGP.

An additional gate on the end of the proposed access/spectator area will provide alternative maintenance and emergency access as well as offering ball retrieval for both the new and existing 3G pitches.

The expected usage of the facility would primarily be by local clubs/organisations/community groups from the surrounding area during the day, in the evening and at weekends.

Typically, the main period of AGP use will be in accordance with the football season although there will also be increased usage during the spring and summer periods catering for football/rugby training and other development activities.

Additional traffic movement is likely to be generated by the introduction of an additional floodlit 3G AGP. This intensification of use is a result of both the introduction of sports lights along with the enhanced durability of a 3G artificial grass playing surface and will be more evident during the winter months when weather conditions deteriorate and the hours of natural daylight reduce.

It is acknowledged that the introduction of an additional 3G AGP will increase the capacity of the site however the existing parking provision is considered to be sufficient. For further details refer to Transport Statement that accompanies this application.

The Sports Centre is committed to encouraging green travel including walking, cycling, the use of public transport and promotion of car sharing/ minibus use for all pitch users, organisers, spectators and visitors to the site.

6.2 Inclusive Access

Disabled access has been carefully considered throughout the whole design and applied wherever possible. The intention is to provide a smooth transition to and from areas within the site, for use by people of all ages and abilities.

The established vehicular entrances to the Centre comprise of asphalt and as such are therefore accessible for persons with mobility problems.

The Sports Centre already caters for disability usage and as such the complex is currently compatible with disability parking and access requirements together with appropriate circulation routes.

The proposal will therefore utilise the existing disabled parking provision and appropriate access routes plus the additional disabled drop off space adjacent the new pitch access included within the design, to improve disabled access provision to this area of the Sports Centre site.

All proposed path/hard standing areas around the proposed new AGP are to be compliant with Disability Discrimination Act (DDA) regulations and Sport England's Technical Design Guidance Note 'Accessible Sports Facilities 2010'

6.3 Parking

Existing car parking spaces including disabled parking provision is to be utilised by the new proposal. The site currently has capacity for 147 cars including 5 disabled bays plus a further disabled drop off space adjacent the new 3G pitch as part of this proposal.



Image looking southeast of existing car park



Aerial photo of car park area

6.4 Temporary Construction Access

Construction traffic associated with the new pitch will use the existing access off Snydale Road via the existing entrance gate to the north of the Sports Centre building, for both Contractor's access and deliveries.



View from Snydale Road looking east towards existing entrance to be used by the Contractor for the duration of the works.

Contractor to therefore ensure that safe access to and from the proposal site is provided through the Sports Centre, for the duration of the contract.

Deliveries to be restricted to outside of peak times and particularly outside of school drop off/pick up times.

Road surface to be kept clean at all times.

All disturbed surfaces to be made good on completion of the works.

Heras fencing to be provided to secure the site and segregate Sports Centre members, staff, visitors and public from the construction operations throughout the contract period.

Existing trees and fencing to be protected from damage throughout the construction process.

Excess excavated topsoil material from the proposed pitch to be removed from site.

For further details refer to Construction Phase Plan incorporating the Construction Environmental Management Plan (CPP/CEMP) which accompanies this application.

7.0 PLANNING STATEMENT

7.1 Planning Considerations

This proposal has been designed in accordance with both the National Planning Policy Framework (NPPF) and Local Council policies.

The Ministry of Housing, Communities and Local Government published the revised National Planning Policy Framework (NPPF) on 24th July 2018. This was the first revision of the National Framework policy since 2012 and has since had some minor changes to text when it was updated on 19th February 2019 before its revision on 20th July 2021.

7.2 Material Planning Considerations

Material planning items relevant to the proposal which have been considered include:

- Compliance with relevant planning policy guidance, local development plans and policies
- Principal of development to enable Sport England's informed assessment of whether the proposed benefits to sport associated with development would be sufficient to outweigh the detriment associated with the impact on the playing field and satisfy exception policy E5 of Sport England's Playing Fields Policy and Guidance March 2018.
- Design and impact upon the character and appearance of the surrounding area
- Adequate impact mitigation to residential neighbours (protecting visual amenity and residential amenity ie. noise)
- Artificial Grass Pitch (AGP) rationale and sport related benefits
- AGP management and maintenance programme
- Sports lighting schemes including impact assessment
- Landscape and visual appraisal
- Floodrisk and drainage considerations
- Highway network impact

7.3 Assessment of Planning Issues

Policies considered in respect of this proposal are as follows:-

7.3.1 National Planning Policy Framework (2021) Section 2 - Achieving sustainable development

Policy extract:

8. Achieving sustainable development means that the planning system has 3 overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) *an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure*
- b) *a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
- c) *an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

The National Planning Policy Framework introduced a presumption in favour of sustainable development and this proposal contributes to these three areas as follows:-

- Economic role – providing a self-funding facility for Sports Centre and community use.
- Social role – providing a modern facility that will encourage maximum developmental outcomes together with the health and wellbeing benefits associated with this.
- Environmental role – ensuring that the existing natural environment is not harmed and that facilities are designed to conserve and reduce energy wastage wherever possible.

In a sporting context, this proposal seeks to:

- Provide opportunities for Sports Centre members and the local community to participate in sport and physical activity to both improve health and skill development, particularly amongst lower participant groups;
- Operate in line with the national agenda for sport taking into account nationally adopted strategies;
- Generate positive attitudes in young people towards sport and physical activity and minimise the dropout rate in sports participation with age;
- Increase the number of people of all ages and abilities participating in sport/ physical activity including people with disabilities;
- Utilise the facility to encourage a variety of club and local community sport based links to stimulate healthy competition that is inclusive of young people and adults;
- Provide affordable community access whilst also being self-financing;
- Contribute to The Football Association's strategic objectives for grassroots football development;
- Satisfy competition play and training needs with a robust sustainable business plan to monitor the delivery process of the development plan on a regular basis. The committee are to review a variety of objectives and controls to correctly manage, adequately operate and maintain the facility;
- Ensure that the AGP (after being subjected to performance testing to validate necessary quality standards) is added to the FA register of approved sites for match play.

a) Maintenance Considerations and Sustainability

Maintenance of the Artificial Grass Pitch (AGP) will be managed by the applicant on a daily and weekly basis with specialist contractors utilised as necessary to perform specialised reports and annual routine maintenance.

A sink fund is to be developed using the income from group hire and community lettings in order to replace the artificial grass surface at the end of its working life, along with other necessary refurbishment works.

b) Energy and Waste Reduction

The proposed development will require the removal and re-development of part of the existing grassed playing field at Dorothy Hyman Sports Centre, however a variety of efficiencies will be applied during the construction stage to mitigate environmental impact and benefit the carbon footprint of the development.

Reduction in waste and the use of energy and water during the construction and operation of the facility will be achieved by:

- Excavations limited to the removal of turf and topsoil only wherever possible.
- Imported granular sub-base aggregates for the pitch foundations to be locally sourced from local quarries or suppliers, to reduce transportation
- The implementation of the development does not require a water supply.
- Control gears for the sports light system shall include photocell units and time clocks, to ensure artificial lighting does not illuminate before dusk and lighting does not exceed the permitted curfew hour.
- As modern textile manufacturing methods and technology continues to advance it is becoming common place for artificial grass surfaces to be recycled at the end of their life cycle and re-made into similar surfaces or other products. It is therefore expected that artificial surface technologies will continue to enable this environmental sustainability in the future, to the benefit of this proposal when refurbishment is due.

In conclusion the proposed Artificial Grass Pitch (AGP) will replace part of the existing usable grassed playing field provision with:

- Better quality provision
- Greater and more flexible quantity of provision
- A suitable location
- Effective and appropriate management support
- Best practice construction techniques implemented to minimise waste and pollution

7.3.2 National Planning Policy Framework (2021) Section 8 – Promoting healthy and safe communities

Policy extract:

Open space and recreation

98. Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.

99. Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

(a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or

(b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or

(c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

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

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

Whilst it is acknowledged the proposed development would result in the loss of part of a grass playing field which currently provides a variety of sporting uses, it must be noted that the proposal would provide a purpose built multi-functional facility that would facilitate a greater level of use all year round.

It should also be noted that the location for the proposal has been carefully considered in order to allow those sports affected by the partial playing field loss, to be relocated onto the remaining grass playing field with minimal affect to the overall sporting provision.

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

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

The proposal will be sited with convenient access to welfare and other onsite facilities for all community visitors.

The location will also afford convenient pedestrian and maintenance access as well as providing suitable management and security supervision by the site's management and administration teams.

The convenient access to existing facilities will help to create a vibrant and successful environment that is both safe and accessible to all. This proposal satisfies the above planning objectives and is beneficial to the advancement of sports activity and development.

It will deliver genuine beneficial outcomes as follows:

- Implement social, recreational and cultural facilities and services for community needs, to enhance the sustainability of the site and the surrounding areas.
- Provide access to a high-quality open space offering sport and recreation opportunities that can make an important contribution to the health and wellbeing of the local community.
- Compensate the partial loss of a usable playing field with better provision by the introduction of a more robust and durable Artificial Grass Pitch (AGP).

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

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

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

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

- Supporting and enhancing the continued regeneration of the area.
- Promotion of social inclusion and community cohesion.
- Health and wellbeing.
- Promoting more sustainable development.

7.3.3 National Planning Policy Framework (2021) Section 14 – Meeting the challenge of climate change, flooding and coastal change

Policy extract:

167. When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment ⁵⁵. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

(a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;

(b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;

(c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;

(d) any residual risk can be safely managed; and

(e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

168. Applications for some minor development and changes of use⁵⁶ should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments set out in footnote 55.

169. Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should:

(a) take account of advice from the lead local flood authority;

(b) have appropriate proposed minimum operational standards;

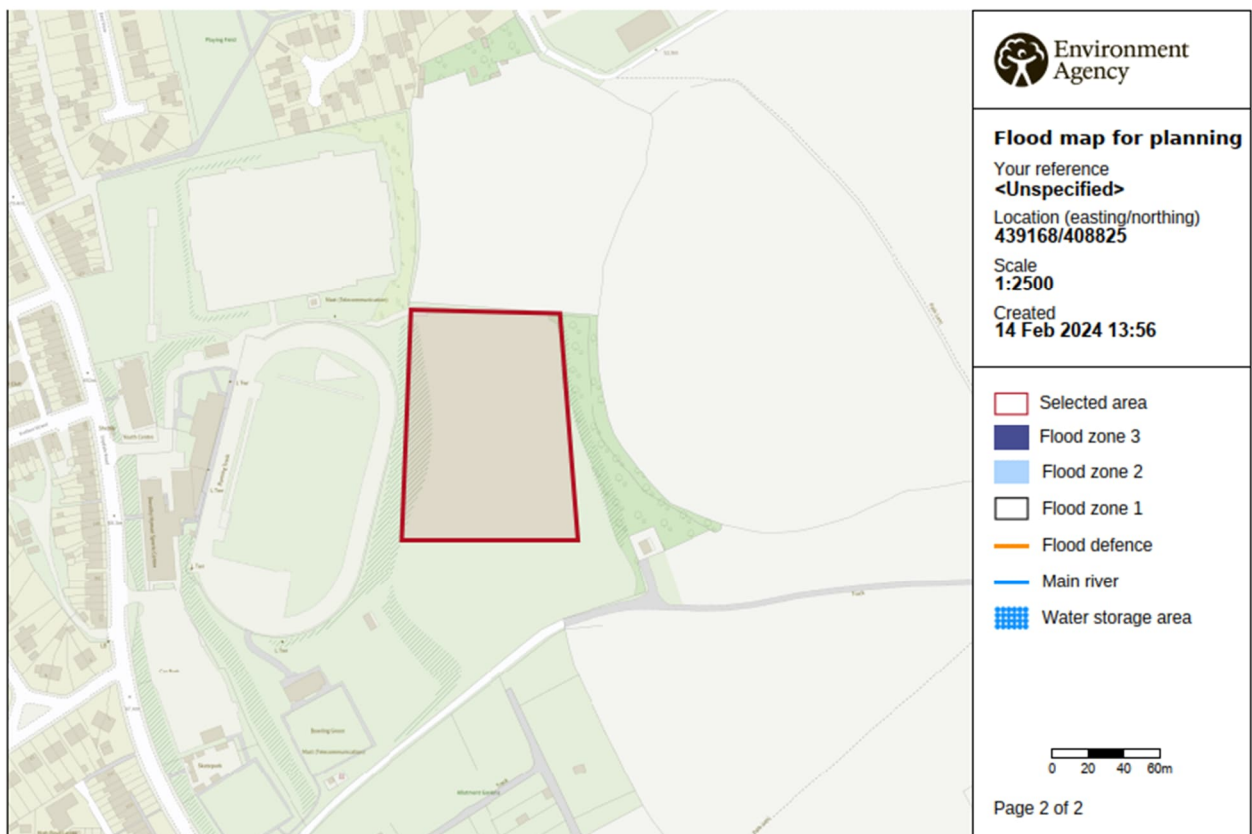
(c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and

(d) where possible, provide multifunctional benefits.

In order to facilitate the satisfactory implementation and delivery of the project, an assessment of flood risk and a sustainable drainage proposal has been undertaken in accordance with national policies.

a) Flood Risk Assessment

The flood probability report from the Environment Agency website illustrates that the proposed development area is located within Flood Zone 1.



As the proposal site is within Flood zone 1 and under 10,000sqm, a Flood Risk Assessment has therefore not been undertaken.

b) Surface Water Disposal Requirements

In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.

The NPPG clearly outlines the hierarchy to be investigated by the developer when considering a surface water drainage strategy in the following order of priority:

- i. Into the ground (infiltration)
- ii. To a surface water body
- iii. To a surface water sewer, highway drain, or another drainage system
- iv. To a combined sewer

It will therefore be necessary to prepare a justification for the proposal, to prove the development and associated surface drainage strategy from this site, post development, is such that the surface water will be managed and disposed of within the site boundary, thus complying with the Technical Guidance to the National Planning Policy Framework.

This evidence should confirm that, providing the above strategies are adopted; the developed site will not contribute further to flood risk thus satisfying the principles of the National Planning Policy Framework.

c) Surface Water Disposal Options

Each of the below have been considered separately within the Storm Drainage Strategy.

- Into the Ground (infiltration);
- To a surface water body;
- To a surface water sewer, highway drain or another drainage system, and
- To combined sewer

d) Surface Water Drainage Strategy

The proposed artificial grass pitch is permeable and is classified as a 'water compatible' form of development.

The spectator area, goal storage areas, mowing margin, paths and maintenance/emergency access are all also porous with surface water from the pitch and adjacent porous hard standing areas designed to infiltrate into the ground.

FIFA's Quality Concept for Football Turf (Handbook of Requirements October 2015 Edition) requires artificial football turf to provide water permeability (for outdoor uses) >180mm/hr and advises that to ensure adequate drainage of a field, all individual elements of the football turf should satisfy this requirement.

The designed surface water drainage solution should also be based upon the following criteria, to maintain

satisfactory system performance:

- Provide adequate functionality over a period of twenty years.
- Ensure that surface water is removed from the surface area at a rate necessary to prevent surface flooding experienced during acute rain storms and to ensure the facility will not be lost through rain at the highest intensity which may be expected to occur either once every five years or through continuous rainfall of 50mm over a 24 hour period.
- Ensure that surface water is effectively removed from the facility construction to ensure that load bearing capacity of the substrate is not weakened by an increase in moisture content or becomes more susceptible to frost damage.
- Protect the installation from influences of groundwater or surface water from surrounding areas.
- Prevent the risk of uncontrolled flooding elsewhere (to land adjacent to the development).
- Comply with all applicable Sustainable Urban Drainage System (SUDS) requirements with attenuated flows (containment within the granular pitch sub- base) incorporated wherever necessary, without affecting the performance of the pitch.

Practical implications to the development may include:

- Adequate attenuation (water storage) within pitch substrate (commonly consisting of Type 3 unbound (SHW 800 Series) to comply with BSEN 13285) to ensure that excess volumes (which would be experienced during a critical storm event, or alternative storm event) do not bypass the control system.
- Impermeable drainage blankets and systems to protect the sub strata to locations that are proposed to hold and store water prior to out falling elsewhere.
- Restricted flow rate equivalent to a Greenfield runoff rate for any agreed connection to a local surface water body or sewer.

e) Site Drainage Proposal Conclusion

The disposal of pitch surface water via the existing diverted surface water drain which crosses the site to the south, is considered to be an appropriate drainage strategy..

For drainage design criteria refer to calculations and drawings prepared by SEA Consulting Engineers as previously referred to under Section 5.

There will be no foul water discharge associated with the proposed development.

The surface water drainage from this site, post development, is such that the surface water will be managed and disposed of within the site boundary, thus complying with the Planning Practice Guidance for 'Flood Risk and Climate Change' to the National Planning Policy Framework.

Based on the above and providing the above strategies are adopted, the developed site will not contribute further to flood risk thus satisfying the principles of the National Planning Policy Framework.

7.3.4 National Planning Policy Framework (2021) Section 15 – Conserving and enhancing the natural environment

Policy extract:

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

(a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life⁶⁵;

(b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and

(c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

a) Noise Impact

It is acknowledged that the application proposal would result in extended times of use for external sports activities, particularly during winter months, which is resultant from an intensification of use made possible by the enhanced durability of a 3G artificial grass playing surface in comparison to natural turf and the introduction of associated artificial sports lighting.

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

Monday to Fri	8.00am – 21.45pm.
Saturday	9.00am – 15.45pm.
Sunday and Bank holidays	9.00am – 14.45pm

It should be noted that there is no specific noise criteria for an AGP. The most commonly applied assessment of AGP noise is the World Health Organisation (WHO) guidelines for community noise published in 1999. The WHO document provides guidance for outdoor living areas which states that to avoid moderate annoyance' during the daytime and evening the noise level should not exceed 50dB. This is outlined within the Sport England Design Note Guidance 2015 for AGP Acoustics.

The proposed AGP is located over 145m away from the nearest residential dwellings and as such falls outside of the Sport England acoustic guidance. Based on these guidelines and the findings of the Noise Impact Assessment which accompanies this application, noise will not be a concern for this development, especially bearing in mind the other mitigating measures undertaken, as identified below:-

The inclusion of neoprene washers (inserts) fitted to ball stop fence post / panel fixings to reduce panel rattle and vibration from ball impacting on perimeter ball stop fencing, will reduce noise emission created from use of the AGP.

Unlike a small ball-court, playing lines will be permanently marked a minimum of 3m away from the pitch perimeter to mitigate balls impacting onto the fenced enclosure.

Introduction of a noise management plan, as referred to below.

AGP Management

The Applicant will implement a community use management plan to ensure the facility is correctly operated. This plan will provide a management structure for the facility as outlined below:

- Overall responsibilities
- Direct reporting systems
- Day to day management
- Training, staffing and staff development
- Maintenance and security
- Community use of facilities
- Community booking procedures
- Community operational procedures
- Local resident communication
- Onsite car parking for community users
- Hire costs and payment requirements

To manage noise generated by use of the facility, the site will introduce a noise management plan with procedures to minimise the potential noise impact on any local neighbours.

The plan is considered to be a live document which may be revised during the operational stages in order to create an acceptable balance between the requirements for a successful sports facility and the protection of local residents' amenity.

The plan will ensure that:

- The nominated noise monitoring supervisor regularly monitors activity on the facility.
- The maximum user capacity of the facility is not exceeded.
- Only pre-booked lettings under a signed lettings agreement will be permitted to use the facility. All clients as part of the lettings agreement will sign up to a Code of Conduct which includes arriving and leaving the site plus expectations whilst on site.
- The supervisor liaises with clients to ensure noise management policies and the Code of Conduct are adhered to.
- A clear and reliable mechanism is provided whereby noise complaints can be made and logged and acted upon by way of a formal complaint's procedure.
- Liaison with stake holders and interested parties is undertaken to ensure the noise management plan remains effective and revisions are applied accordingly.

b) Artificial Light Impact

The proposed Artificial Grass Pitch (AGP) requires an artificial sports light system to satisfy the necessary and planned weekly usage for community participation.

The proposed sport/amenity light system will be operated during evenings of permitted use, after dusk and up to the approved curfew hour.

The permitted hours of use of the facility will be determined through the planning application process. The applicant wishes to accommodate hours of use in order to maximise developmental outcomes during the day, in the evenings and at weekends via pre-arranged and structured community access.

The hours of operation for sports/amenity light use will be the same as those required for the use of the AGP.

The sports light proposal includes the following details:

Requirement	Detail provided
The precise location of the pitch, which should take account of the light spill given its proximity to, for example, any highway and any nearby residential properties.	See drawing HLS7381
The types of sport to be played on the pitch and the standard of play - both of which will have an influence on the amount of illumination required.	The type of football activities associated with the Artificial Grass Pitch (AGP) include: <ul style="list-style-type: none"> - Over 18 and Adult Football - Youth U11 / U12 - Mini Soccer U9 / U10 - Mini Soccer U7 / U8 - Football Training <p>The standard of football activities includes FA affiliated junior / youth football (highest level of competition) plus rugby training.</p>
Details of columns – number, height and finish.	The proposed sports light system comprises 6no. 15m high steel masts, finished galvanised (Z275) self-coloured
Details of luminaires – number, types, dimensions, finish and output of lamps fitted, to include manufacturer’s technical information.	6no. Siteco FL11-2 blade-PL33T BLC sports lights See HLS7381 Lighting design/Lighting impact study documents for details.
Details to control light spill and glare, number, dimensions and finish.	All luminaires have zero upward light spill. See supporting documents for lamp specification.
Plan showing pitch with the location of lighting columns and luminaires.	See drawing HLS7381 for proposed sports light positions and spillage.
Details of lighting output, including levels of surface luminance on the pitch and overspill.	Please refer to HLS7381 lighting design

In designing a suitable sports lighting solution for the proposed development, numerous specification issues were considered. These included the illuminance (Lux) level required, the environmental zone category for the site, the minimum mast height, the number and type of sports lights.

The task of designing the optimum sports/amenity lighting design was undertaken by a Specialist Sports lighting Contractor.

The details of how site issues were resolved are as follows:

Sports light Design Principals

A new lighting system should provide the following lighting standards, in accordance The Football Association (FA) (FIFA Class II) lighting requirements for varying types of play, which is as follows:

Use	Maintained average illuminance	Uniformity (Min / Ave)
Competition	>200Lux	>0.6
Cross Play	>120Lux	>0.6
Training	>120Lux	No requirement

These sports light systems must be designed in such a way to allow each individual section of the pitch (e.g. lateral cross pitches) to be individually programmed to facilitate economical management and prevent over lighting to pitches areas when not in use.

(Lux level is the intensity of light as measured on a given surface taking into account the area over which the luminous flux is spread. For example, 1000 lumens which is the output of a given light source concentrated into an area of one square metre, would illuminate that square metre to 1000 Lux. If spread over an area of ten square metres, the same 1000 lumens light source would produce a dimmer illuminance of only 100Lux.)

In addition, the lighting system design seeks to comply with complimentary recommendations published within BS EN 12193:2007 Light and lighting. Sports lighting.

BS EN 12193 is the European standard that deals with sports lighting to ensure good visual conditions for players, athletes, referees, spectators and CTV transmission. Its objective is to provide recommendations and specify 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

BS EN 12193 specifies lighting for indoor and outdoor sports events most practiced in Europe. It provides lighting values for the design and control of sports lighting installations in terms of illuminances, uniformity, glare restriction and colour properties of the light sources.

All the above requirements are meant to be as minimum requirements. It also gives methods by which these values are measured. For the limitation of glare, it also points out restrictions on the location of the luminaires for specific sporting activities.

Environmental Status

The environmental category was established by referring to The Institution of Lighting Professionals (ILP): Guidance Notes for The Reduction of Obtrusive Light GN01:21. This document categorises the environment into five zones ranging from E0 (Protected) to E4 (City Centres).

The proposal site would fall into Zone E2, which is a rural surrounding with low district brightness, for example sparsely inhabited rural areas, village or relatively dark outer suburban locations. The ILP design guidance for this environmental zone is as follows:

Table 2: For Zone 2 Obtrusive Light Limitations for Exterior Lighting Installations – General Observers					
Sky Glow ULR [Max %]	Light Intrusion (into Windows) Ev [lux]		Luminaire Intensity I [candelas]		Building Luminance Pre- curfew Average L [cd/m2]
	Pre curfew	Post curfew	Pre curfew	Post curfew	
2.5	5	1	7,500	500	5

Sports light Design

In order to meet the requirements of The Institution of Lighting Professionals: Guidance Notes for The Reduction of Obtrusive Light GN01:2011, the sports lighting system chosen uses a flat glass technology.

The solution has been designed to provide lighting specifically for the external sports facilities, which can be controlled to reduce energy consumption and the potential impact on the surrounding environment.

The proposed lamp is a down lighting luminaire that combines compact dimensions with very high efficiency. It provides excellent control of spill light, glare and upward leakage of light.

Mast Design

The mast height was calculated using the method detailed in the CIBSE guide LG4 "Sports Lighting". This uses angles projected from the centre of the pitch and the touchlines to produce a head frame location zone.

A 15m mounting height was chosen for the new Artificial Grass Pitch (AGP), as this will result in low vertical overspill and good uniformity on the playing surface to ensure that artificial lighting:

- Is directed fully downwards towards the playing pitch surface
- Avoids sky glow
- Achieves full cut-off as recommended by The British Astronomical Association's Campaign for Dark Skies

By contrast, higher columns would require more intensive lighting needed to provide adequate results at ground level and lower column heights would result in a higher aiming angle for each luminaire, resulting in increased overspill and glare.

On this basis, 15m high mounting heights provide the most efficient solution and the proposed masts will offer a slim-line profile, which will also minimise daytime impact.

Lighting Performance

The lighting proposal is detailed on HLS7381 which show the mast locations, sports light orientations, luminance levels on the pitch and projected overspill values.

The design for the Artificial Grass Pitch (AGP) achieves values which meets the requirements of BS EN 12193 as follows:

Lighting	Property	Result
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Sports pitch lighting	Maintained illuminance	215 Lux
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All design calculations have been undertaken using an open, unobstructed site.

Design values of overspill will be further reduced by existing mature trees, adjacent buildings or natural screening.

The maintained luminance values for the sports lights are calculated using a maintenance factor of 0.90 to account for environmental conditions and depreciation of light output between cyclical maintenance, including bulk lamp change.

Obtrusive Light Calculation

Lighting Intrusion is calculated at less than 5 Lux at ground level and at a height of 1.5m above ground level, which is below the pre-curfew and post curfew threshold for the environmental zone E2.

Luminaire intensity is calculated at less than the pre-curfew 7,500 candela threshold for the environmental zone E2.

All sports/amenity lights will be extinguished at the permitted curfew time and therefore, luminaire intensity will be 0 candela which is below the post-curfew 500 candela threshold for the environmental zone E2.

Planning Policy Context

Central Government guidance on lighting and planning is contained in the National Planning Policy Framework (NPPF) which came into force in March 2012 and was subsequently updated in July 2018 followed by minor text changes in February 2019 before its latest revision on 20th July 2021.

Paragraph 8 of the NPPF defines Sustainable Development, which is the core principle of planning, setting out that there are three dimensions to sustainable development: economic, social and environmental.

Part of the environmental dimension of sustainable development is clearly stated to include contributing to protecting and enhancing the natural built and historic environment and as part of this helping to minimise pollution.

Obtrusive light was made a Statutory Nuisance under the Clean Neighbourhoods and Environment Act 2005. The Council can take action against sources of intrusive light where these are shown to be causing a nuisance, for example a domestic sports light shining into window in a neighbouring dwelling. In addition, conditions imposed on any planning consent for lighting must ensure that adequate control can be enforced. It is acknowledged that many lighting installations which may cause obtrusive light do not require planning permission or do not fall under the Act as a statutory nuisance.

Impact on Development

The lighting proposals are detailed proposal drawings and appendices showing mast locations, sports/amenity light orientations, illuminance levels on the pitch and projected overspill values.

The Artificial Grass Pitch (AGP) design achieves a maintained average illuminance value of 215 Lux with a 0.64 min/ave uniformity in accordance The Football Association (FA) (FIFA Class II) lighting requirements for varying types of play.

The maintained illuminance values are calculated using a maintenance factor of 0.90. This takes into account light losses due to dirt accumulation on the sports light front glass and lamp lumen depreciation, ensuring that the minimum requirements for safe play are achieved.

As less than 5 Lux vertical illuminance will be projected towards any residential property windows whilst sports lights are in operation, the luminaire intensity is below the threshold for an environmental zone E2 location and will therefore not impact unduly on neighbouring properties.

With the proposed sports light elevation, upward wasted light will be minimised and 0% will be projected into the atmosphere. This will meet the recommendations of The Campaign For Dark Skies, an organisation who lobby for low light pollution lighting systems.

The sports/amenity lighting proposed has been designed in such a way as to limit the amount of spillage thus minimising the impact on sensitive areas which may be used by foraging bats.

Mitigation Measures

Obtrusive light, whether it keeps you awake through a bedroom window or impedes your view of the sky, is a form of pollution and can be substantially reduced without detriment to the lighting task.

How to light pollution can be minimised:

- Do not "over" light. This is a major cause of obtrusive light and is a waste of energy. There are published standards for most lighting tasks, adherence to which will help minimise upward reflected light.
- Dim or switch off lights when the task is finished. Generally a lower level of lighting will suffice to enhance the night time scene than that required for safety and security.
- Use specifically designed lighting equipment that minimises the upward spread of light near to and above the horizontal. Care should be taken when selecting luminaires to ensure that appropriate units are chosen and that their location will reduce spill light and glare to a minimum. Please remember that lamp light output in LUMENS is not the same as lamp wattage and that it is the former which is important in combating the problems of obtrusive light.
- Consideration also has to be given to the issue of glare. The asymmetric distribution of the sports lights allows for a lower tilt angle from the horizontal, hiding the lamp and therefore reducing glare not only to players and spectators but also to any surrounding residents, motorists and wildlife. The maximum tilt angle for any sports lighting will be no more than seven degrees from the horizontal plane.

Monitoring Programme

On completion of the installation, the system will be tested and commissioned to ensure design levels are achieved and not exceeded. During the operational life cycle of the system, periodic lighting checks and assessments will be undertaken to ensure the installation continues to satisfy the requirements set out in the lighting design.

These assessments include:

- Lighting Levels to each individual area
- Overspill levels

Robustness of Analysis

Within the design calculations, the use of the model is based on the land being flat and has not taken into account the topographical survey, or any blockages that could have an impact on the lighting plan.

The results provided are the worst case in design format.

Sports Lighting Assessment Conclusion

1. The proposed sports lighting system is specifically designed to fulfill sports lighting requirements and is particularly suited to applications where low light pollution is essential.
2. Performance of the proposed artificial lighting (sports lighting) systems satisfies the intended sporting applications and standards of play.
3. A 15m high mounting height to the Artificial Grass Pitch (AGP) provides the most efficient solution and the proposed masts will offer a slim-line profile, which will minimise daytime impact.
4. The proposed lamp is a down lighting luminaire that will provide the optimum sports lighting solution, ensuring that light reaches the sports surface and not into the sky or polluting the environment.
5. Performance of the proposed artificial lighting system complies with the Environmental Zone.
6. Light intrusion to the closest residential properties are below the threshold for the environmental zone and as such, does not create an unacceptable impact by way of artificial lighting.
7. Luminaire intensity created whilst sports lights are in operation is below the threshold for the environmental zone location and as such; does not create an unacceptable impact by way of artificial lighting.
8. All luminaires have a zero upward light ration to limit overspill.
9. Upward waste light will also be minimized, achieving full cut-off with 0% projected into the atmosphere. This satisfies the recommendations by The British Astronomical Association's Campaign for Dark Skies.
10. Use of the artificial sports lighting system within permitted times will be controlled by a photocell detector and timer switch to ensure that any lighting does not adversely impact neighbouring residential amenity.
11. Control switches and time clocks shall be installed to the sports lights to ensure they do not remain on any later than the permitted curfew hour and therefore mitigate impact to the surrounding environment.
12. Time clocks will be set to operate within a pre-programmed time including a seasonal changeover facility for BST and GMT.

The lighting scheme has been designed to minimise the impact on surrounding areas outside of the Artificial Grass Pitch (AGP), and given the location of the application site, we do not consider that the proposed lighting would result an unacceptable impact by way of artificial lighting on residential amenity.

c) Design and Impact upon the Character and Appearance of the Surrounding Area

The proposed AGP comprises of an artificial grass carpet system partially in-filled with silica sand and black rubber granulate.

The AGP will be surrounded by the remaining playing field and is appropriate in a playing field environment.

Surrounding the AGP there would be ball stop perimeter fencing with polyester powder coated open steel mesh, six 15m high galvanised steel sports light columns, 4m high galvanised street lights and a dark green storage container to match the perimeter fencing.

Perimeter fencing to be a total of 4.5m high and dark green (RAL6005) in colour which would assimilate into the character of the area.

The Artificial Grass Pitch (AGP) design is in accordance with appropriate technical recommendations published in The FA Guide to 3G Football Turf Pitch Design Principles and Layouts.

It is not considered that the AGP would be detrimental to, or out of keeping with, the character of the area.

d) Impact Mitigation

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

Controlled hours of use	<p>Limitation of the lighting impact will be controlled by the strict management of permitted operating times. It is intended that time clocks will be installed to ensure lights are extinguished at the curfew hour every night of use.</p> <p>Time clocks will be set to operate within a pre-programmed time including a seasonal changeover facility for BST and GMT.</p> <p>Usage of the artificial lighting system will be solely within permitted times and these hours shall be controlled by a photocell detector and timer switch to ensure that any lighting does not adversely impact neighbouring residential amenity.</p>
Sympathetic appearance	<p>The finish of proposed artificial grass playing surfaces will offer a similar appearance to amenity grass / sports turf.</p> <p>The open steel mesh perimeter fencing will be discreet against a rural background. The sports light masts will offer a slim-line profile, which will minimise daytime impact.</p>
Acoustic/visual attenuation	<p>Fence panels will be insulated from the posts using neoprene rubber washers to be fitted to every fence post / mesh fixing to aid noise reduction by reducing rattle and vibration from ball impacts.</p> <p>Also unlike a small ball-court, playing lines shall be permanently marked at a distance of 3m away from the pitch perimeter to mitigate balls impacting onto the fence.</p>

Efficient sports light design	The proposed artificial lighting design complies with the requirements for an Environmental Zone E2, which is a rural surrounding with low district brightness, for example sparsely inhabited rural areas, village or relatively dark outer suburban locations.

e) Adequate Impact Mitigation to Residential Neighbours

Residential Amenity

The proposal requests use of the Artificial Grass Pitch (AGP) up to 21:45 hours throughout the week (Monday to Friday) and up to 15:45 hours on Saturdays and 14:45 on Sundays and Bank holidays, in line with the existing hours of use which is necessary to accommodate the expected demand for the new facility.

Currently sport is played on the proposed site throughout the year and therefore it should be noted that there is already noise and disturbance within this area during the day.

However, particularly during the winter months this proposal would represent an intensification in the usage of the site, by way of the artificial turf allowing more regular use and also by the introduction of artificial sports lighting affording evening use. However, both noise and light levels are within acceptable limits and therefore residential properties will not be unduly impacted.

Visual Amenity – 3G Artificial Grass Playing Surface

The new Artificial Grass Pitch (AGP) will be surfaced with 3G artificial grass coloured green. The visual appearance will be similar to existing natural turf and therefore in keeping with a playing field environment.

Visual Amenity – Building level

The playing field and surrounding land topography generally falls from the southwest to the northeast and the Artificial Grass Pitch (AGP) will therefore require some adjustment for proposed profiles to accord with technical pitch gradient recommendations not exceeding a 1:100 (1%) maximum slope to preserve unbiased ball roll characteristics.

Once groundwork is complete, it will be necessary to tie the AGP into the surrounding land via regrading work in the form of perimeter banking as appropriate.

Excavated material to be used to regrade the existing levels to the perimeter of the pitch with excess material removed from site.

Visual Amenity – Sports light/Amenity light Masts

The proposals incorporate the provision of six slimline sports light masts mounted with associated luminaires around the perimeter of the Artificial Grass Pitch (AGP) and slimline street lights to the new link path.

Visual Amenity – Perimeter Fencing

The proposal incorporates perimeter fencing, which is necessary around the Artificial Grass Pitch (AGP) to ensure adequate long-term protection for the following reasons:

- To contain balls within the pitch during training, competition and recreational activities which minimises the risk of damage to individuals and cars adjacent the facility.
- To protect the playing surface from contamination that will severely compromise the longevity of the artificial grass playing surfaces.
- To help prevent unauthorised use and vandalism.
- To retain carpet infill

In terms of the visual impact of high level fencing, the elevation will consist of a weld mesh design comprising see-through mesh, coloured RAL6005 (dark green). This type is commonly installed around artificial sports pitches and permits light and views through it thus reducing the visual impact of the fencing.

Visual Amenity – Size and Scale

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

f) Strategic Context – The Football Association National Game Strategy 2020 / 2024

The project will contribute to the FA National Game Strategy by:

- Increasing participation (especially for girls)
- Developing the football workforce
- Making high quality football facilities accessible to grass roots clubs

This project is an excellent example of where a new Artificial Grass Pitch (AGP) can deliver facilities in an area of strong local need, directly in line with the strategy.

This project is supported by a well thought out and strategic football development plan that will provide a wide range of coaching and participation opportunities for people of all ages and abilities in the area.

This project will enable the applicant to deliver a development plan which is focused on all four of the key areas identified by the national game strategy.

g) Sport England

Sport England will be a statutory consultee on this planning application as the proposal affects a playing field.

The following details are provided to enable Sport England's informed assessment of whether the proposed benefits to sport associated with development would be sufficient to outweigh the detriment associated with the impact on the playing field and satisfy exception policy E5 of Sport England's Playing Fields Policy and Guidance March 2018.

The locations available for the 3G pitch are limited with the position chosen for this application having the least impact on the remaining playing field. For existing site layout and sports pitches see drawing MCA-MUK3149-04 and for proposed site layout and sports pitches see drawing MCA-MUK3149-06.

This policy statement defines in planning terms what is considered a 'playing field', which is, the whole of a site that encompasses at least one playing pitch. A playing pitch is a delineated area, which together with any runoff is of 0.2 hectares or more. Playing pitches may have a grass surface or an artificial one.

The aim of the policy is to ensure that there is an adequate supply of quality pitches to satisfy the current and estimated future demands of pitch based sports. The following details are provided to enable an assessment:

Requirement	Detail provided
<p>Impact the proposed development would have on playing pitch provision including proposed summer / winter playing pitches</p>	<p>The application site is presently a grass pitch playing area situated at Dorothy Hyman Sports Centre.</p> <p>This proposal seeks to introduce an additional Artificial Grass Pitch (AGP) and associated perimeter fencing, hard standing areas, pedestrian and maintenance / emergency access and an artificial sports light system.</p> <p>It is acknowledged that the removal of part of a usable playing field to enable the development of the proposed Artificial Grass Pitch (AGP) is unavoidable.</p> <p>This AGP is of particular importance to the development of sport in the local area and this is the preferred site, under the ownership of the applicant, available to implement this proposal.</p> <p>The preferred location will result in convenient player and pedestrian access as well as effective management of the proposed Artificial Grass Pitch (AGP).</p> <p>The proposed AGP will be conveniently sited next to existing onsite facilities, providing easy access to and from changing accommodation and administration facilities.</p>
<p>Existing community use of the playing field</p>	<p>The site arranges all existing community access.</p>
<p>Community use of the proposed sports facility</p>	<p>It is intended that the resultant facilities would be used by Clubs, partner organisations and community groups from the surrounding area to gain the maximum football developmental outcomes, both during the day, in the evening and at weekends via pre-arranged and structured community access.</p> <p>The development of an AGP following The Football Association's technical guidelines will enable users to play on appropriately sized pitches with appropriately sized goals, encouraging greater touch of the ball and an increased involvement in the game to enable skill development. The intention is that young players will also therefore develop better technical and decision-making skills from a younger age.</p> <p>The nature and layout of the facility will fully accommodate over 18 and adult football, under 11/12's (based on a 9v9 format), under 9/10's (based on a 7v7 format) and under 7/8's (based on a 5v5 format) as well as rugby training within the pitch footprint.</p> <p>This proposal would meet with the aims of national and local policies and would provide much needed improved sports facility at Dorothy Hyman Sports Centre.</p> <p>The AGP will support FA affiliated junior / youth football (highest level of</p>

	<p>competition), along with mid-week training and coaching activities.</p> <p>All existing users of the playing field will be adequately accommodated within the site and the proposed facility is supported by future users and community organisations.</p> <p>The impact on the existing playing field land will actually be to increase the quantity of playing pitches on site, as the additional AGP will be able to accommodate multiple junior football and mini soccer pitches within the same enclosed playing space plus rugby training.</p>
<p>Community access formally secured through a community use agreement</p>	<p>Community use agreement with key partners to be provided and managed on a formal basis to facilitate delivery of the Development Plan.</p> <p>The provision of an additional Artificial Grass Pitch (AGP) will provide increased usage in comparison to the existing grass pitch provision during the daytime and evenings.</p> <p>Extended use is possible due to the proposed (AGP) being more resilient during winter weather conditions and with the introduction of sports/amenity lights, evening activities will enable the facility to be used to its full potential.</p> <p>The AGP also avoids close season maintenance works.</p> <p>Whilst the proposal would not provide new space, it would provide an enhanced facility, which would enable sport to be played throughout the year, whereas currently the grass playing field can only be used in good weather during daylight hours.</p>
<p>Sport related benefits of the proposed artificial grass pitch for the applicant and the community</p> <p>This explanation should provide detail on the deficiencies of the existing facilities and set out how the new facilities will address such deficiencies and help with the delivery of sport and meet community facility needs</p> <p>Furthermore, the explanation should provide details regarding which sports the new artificial grass pitch will accommodate</p>	<p>The area has limited access to AGPs. The proposal will provide support for the existing heavily used AGP and therefore contribute to satisfying the high demand for training and competition football.</p> <p>This site has been strategically identified by The Football Foundation.</p> <p>The Football Foundation has prioritised this development and has identified a need for improvement in football facilities within the area to help deliver national strategies for grassroots football (particularly in respect to the female game).</p> <p>The proposed AGP will accord with Sport England's and The Football Association's technical design guidance for Artificial Grass Pitches (AGPs).</p> <p>The proposed facility allows for adequate storage of goals and maintenance equipment, changing provision and access for community use.</p> <p>The provision of the AGP could be used intensively and continuously throughout the year due to its surface and sports lighting.</p> <p>The design of the facility would allow affiliated competitive football matches to be played on the surface which would help reduce the pressure when grass pitches in the area are unavailable.</p>

	<p>The proposed AGP would potentially help address a local sports facility need and would also reduce the need for players to travel to facilities outside of the area.</p> <p>In addition, a football development programme will be implemented by the site which would enable FA programmes to be delivered on the new AGP including:-</p> <p>Coaching, Referee training, Volunteering, Women/girls football Disability football</p> <p>The proposed AGP would make a significant contribution towards addressing the unmet demand for modern football facilities. It will allow clubs and partner organisations to focus their training in one venue and provide access during peak community use periods as well as gaining greater control over facility availability and pricing.</p> <p>The project will support Sport England's key goals in the following ways:</p> <ul style="list-style-type: none"> ▪ Increasing the number of people playing sport for at least 30 minutes once a week ▪ Developing new teams and participation opportunities ▪ Recruiting new players to all football formats ▪ Providing quality training and match play facilities ▪ Achieving growth in adult participation ▪ Providing juniors supported pathways into adult teams ▪ Providing adult teams with affordable facilities in the local area ▪ Raising the percentage of young adults who play sport once a week ▪ Supporting Club and club teams ▪ Developing secure pathways into adult football ▪ Creating pathways from recreational football into clubs <p>The proposed carpet and shockpad is compliant with World Rugby Regulation 22 and therefore the AGP will also be suitable for rugby training.</p>
Explanation of which sports the new artificial turf pitch will	With football being the targeted sport, the appropriate surface choice is 3G artificial grass (this being regarded by The Football Association as the most suitable artificial playing surface for community football and youth

accommodate	development). Sport England guidance** describes this as a 'preferred football surface' and capable of high level competition / training (national/international). ** <i>Sport England's guidance document 'Artificial surfaces for outdoor sport 2013'</i> .
Proposed surface type	3G artificial turf with sand and rubber infill.
Sustainability	Arrangements to ensure the long-term maintenance of the facility to be established, along with a sinking fund to ensure the long-term benefit of the facility and the appropriate replacement of the artificial surface, sports lights and pitch furniture at the end of its life cycle.
Accurate site plans (to scale) showing the existing and (if applicable) proposed winter and summer playing pitch layouts on the playing field. This information is required in order to make an informed assessment of what impact the proposed development would have on playing pitch provision.	The proposal is located onto an existing grass playing field and all other sports can be accommodated to satisfy sporting requirements at the site. See drawings MCA-MUK3149-06 for proposed site layout and sports pitches and MCA-MUK3149-04 for existing site layout and sports pitches.

Based on the above justification, it is considered the proposal would provide considerable benefit to the Sports Centre and wider community by the introduction of a modern playing facility into the area.

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

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

We therefore request that the proposal be accepted subject to an agreement that adequate playing pitches may be retained post development and that the proposal provides satisfactory benefit to the loss of an existing playing pitch.

Local Plan

The Barnsley Local Plan was adopted in January 2019 and provides local planning policy for the future development of the Barnsley up to the year 2033.

This application is considered to be in line with the current Barnsley Local Plan and complies with the following policies:-

SD1 Presumption in favour of Sustainable Development
GD1 General Development
T3 New development and sustainable travel
T4 New development and Transport Safety
D1 High Quality Design and Place Making
LC1 Landscape Character
HE1 The Historic Environment
GS1 Green Space
BI01 Biodiversity and Geodiversity
GB1 Protection of Green Belt
CC1 Climate Change
CC2 Sustainable Design and Construction
CC3 Floodrisk
CC4 Sustainable drainage systems (SuDS)
CC5 Water Resource Management
I2 Educational and Community Facilities

Playing Pitch Strategy

Barnsley Playing Pitch and outdoors sports strategy was introduced in June 2023. It provides a strategic framework for the maintenance and improvement of existing pitch and outdoor sports and replaces the previous PPS, completed in 2016.

The PPS covers the following sports:

Football
3G Artificial Turf Pitches
Cricket
Rugby Union
Rugby League
Tennis
Athletics
Muti Use Games Area (MUGA's)

The document produced assessed the quality, quantity and accessibility of sports, as well as establishing current and future demand for the strategy period.

The 3G artificial turf pitch supply and demand summary states as follows:-

Supply

- ◀ There are 11 3G pitches of 11v11 size in Barnsley. Three of these pitches are located in the North East Analysis Area.
- ◀ All pitches have sports lighting, with 10 of these being available for community use.
- ◀ There are also 16 smaller size 3G pitches servicing Barnsley, of which, 14 are available for community use. The community available pitches are all serviced by sports lighting. The two pitches that are not available for community use are both located at education sites.
- ◀ In Barnsley three of the pitches are FA/FIFA compliant and on the FA 3G Pitch Register so permitted for match play use. Whilst the certificate for the pitch at Penistone Grammar School has recently expired.
- ◀ There are no World Rugby compliant 3G pitches in Barnsley.
- ◀ The 3G pitch at Dorothy Hyman Sports Centre is managed by Barnsley Premier Leisure. Whilst the 3G pitch at Barnsley FC Training Ground is managed in house by the professional sports club. All other pitches are located at educational sites and are managed through a PFI contract and managed on behalf of the schools by Amey.

Demand

- ◀ All pitches are extensively used for affiliated football demand both for midweek training and competitive demand at the weekend. There is also some use of The Astrea Dearne Academy pitch by Dodworth Miners ARLFC.

In conclusion the PPS states as follows in respect to 3G pitches.

◀ In conclusion, there is deemed to be an insufficient supply to accommodate both current and future demand for 3G pitches in Barnsley.

For details of Barnsley Playing Pitch and outdoors sports strategy (2023) see link below:

<https://www.barnsley.gov.uk/media/dbqhutm3/barnsley-pposs-executive-summary.pdf>

Local Football Facility Plan

The Barnsley Local Football Facility Plan was prepared by Knight, Kavanagh and Page (KKP) with support from local partners, including Sheffield and Hallamshire County FA, Barnsley Council, Barnsley FC – Reds in the Community, Yorkshire Sport Foundation, Football Foundation and Sport England and it identifies the priority projects to enable investment in football facilities to be accurately targeted. The plan summary recommends that the future football development priorities for Barnsley are as listed below:

- 1. Mini-soccer female**
- 2. Wildcats**
- 3. Adult male**
- 4. Recreational football – male**
- 5. Recreational football – female**

As to the requirement for 3G pitches three priority projects for potential investment were identified as listed below:

1. North Barnsley – new double floodlit 11 v 11 FTP
2. Rockingham Sports Ground – new floodlit 11 v 11 FTP
3. Central/East Barnsley - new floodlit 11 v 11 FTP

For full details of Barnsley Local Football Facility Plan see link below:

<https://localplans.footballfoundation.org.uk/local-authorities-index/barnsley/barnsley-local-football-facility-plan/>

Design Standards

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

Artificial Grass Pitch (AGP)

- The Football Association (FA) Guide to 3G Football Turf Pitch Design Principles and Layouts.
- Federation Internationale de Football Association (FIFA) Quality Concept for Football Turf – Handbook of Requirements (October 2015).
- Sport England Design Guidance Note 'Artificial Surfaces for Outdoor Sport – updated guidance for 2013.

Perimeter Fencing

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

Goals

- BS EN 16579 Goals for youth football, futsal, mini-soccer and small-sided football.
- BS EN 748 Football goals. Code of practice for procurement, installation, maintenance, storage and inspection.
- BS EN 748 Playing field equipment. Football goals. Functional and safety requirements, test methods.

Sports lights

- The Football Association (FA) Guide to Football Turf Pitch Design Principles and Layouts (FIFA's Class II for Non – Televised events (4))
- BS EN 12193:2007 Light and lighting. Sports lighting
- The Institution of Lighting Professionals (ILP): Guidance Notes for The Reduction of Obtrusive Light GN01:21

Generally

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

8.0 SUMMARY

The proposal would provide the Sports Centre with an additional all-weather facility in line with the existing use of the land that will be available seven days a week and throughout the entire year (irrespective of weather conditions), enabling an intensification of sporting uses and increased access to a wider range of participants.

The proposed AGP would be available for use by partner organisations and community groups organised by the applicant.

The proposed AGP would make a significant contribution towards addressing the unmet demand for modern football facilities and would allow users of the site including partner football clubs to focus on training in one venue and provide access during peak community use periods thereby gaining greater control over facility availability and pricing.

The proposal would meet the need identified as being required within the area by the Football Association (FA).

The FA are actively promoting women/girls football and this new facility would support the aim to develop the female game locally.

The proposed AGP would contribute to the achieving The Football Association's National Game Strategy and be supported by a robust sustainable business plan, satisfying training needs and competitive matches.

The proposed development would not result in an unacceptable impact upon the character, appearance or visual amenity of the surrounding area or have a detrimental effect on the private amenity of the adjoining residents due to an increase in noise or light pollution.

The hours of use proposed for this facility are in line with the existing hours of use and those of other similar facilities, therefore, given the sites current use and the proposed mitigation measures introduced it is not envisaged that the proposal will impact on existing properties.

The proposed site will be partially screened by the existing tree/hedge screening and the existing access to/from the site will not be affected by the proposal.

The proposal provides adequate on-site parking and necessary traffic management to meet the needs of the development. Traffic movement to and from the proposed Artificial Grass Pitch (AGP) would be such that it would not overlap or create undue congestion within the surrounding vicinity of the application site and therefore not result in an increase in demand for off-street parking or have a detrimental impact on the surrounding public highway network.

The proposed Artificial Grass Pitch (AGP) will replace existing grass pitch provision with better quality provision, thereby providing access to greater quantity of provision in a suitable location and supported by effective and appropriate management arrangements; whilst implementing best practice construction techniques to minimise waste and pollution; in accordance with Achieving Sustainable Development of the National Planning Policy Framework (2021). A grass football pitch to the south would be retained.

In accordance with Section 8 of the National Planning Policy Framework (2021) – Promoting healthy and safe communities. The proposal would give rise to a considerable benefit to the wider community through the provision of an enhanced playing facility available throughout the whole year.

In accordance with Section 14 of the National Planning Policy Framework (2021) – Meeting the challenge of

climate change, flooding and coastal change. The proposal would ensure that surface water run-off is effectively managed and does not increase flood risk elsewhere.

In accordance with Section 15 of the National Planning Policy Framework (2021) – Conserving and enhancing the natural environment. The proposal would ensure that the performance of the proposed sports/amenity lighting system complies with the appropriate Environmental Zone for its location and that the noise emission created by use of the development is designed to be kept within acceptable levels. Neighbouring residents would therefore not be adversely affected by this proposal and as such it would not result in an unacceptable impact to any residential amenity.

Topsoil from the proposal to be utilised to regrade the existing levels with excess topsoil being removed from site.

Additional landscape work is proposed in line with the Biodiversity Net Gain Assessment.

The proposal satisfies Sport England's Exception policy E5 – The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of a natural turf pitch.

In view of the above justification, relevant planning policies and material considerations, we respectfully request that planning permission be granted for this proposal.