

Roefield Sports Pitches

Creation of new Artificial Grass Pitch (AGP) & refurbishment of existing multi use sports area with associated fencing, floodlighting and access pathways

Design and Access Statement with Planning Statement

Site	Roefield Sports Pitches Edisford Rd Clitheroe Lancashire BB7 3LA		
Project	Creation of new Artificial Grass Pitch (AGP) & refurbishment of existing multi use sports area with associated fencing, floodlighting and access pathways		
SSL project code	SSL2464		
Document title	Design and Access Statement with Planning Statement		
Document control	Revision	By	Date
	First Issue	SMD	04/04/18

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1. Introduction

- 1.1 Surfacing Standards Ltd has been appointed to consider and develop an application for full planning permission for the proposed development at Roefield Sports Pitches.
- 1.2 In order to assist the application for full planning permission and to facilitate the implementation and delivery of the project; this document describes the project aspirations and illustrates the process that has led to the development proposal, and to explain and justify the proposal in a structured way.
- 1.3 This statement discusses design and access issues regarding the use, amount, layout, scale, landscaping, appearance and context of the scheme. In addition, the wider access implications of the proposal are addressed.
- 1.4 A planning statement is also provided to adequately address development plan policies and material considerations associated with this proposal.
- 1.5 The proposed development is located at:

Roefield Sports Pitches
Edisford Rd
Clitheroe
Lancashire
BB7 3LA

- 1.6 The applicant is:

Lancaster Foundation/ Ribble Valley Community Sports Trust
Test House
Clitheroe
Lancashire
BB7 4QT

- 1.7 The planning agent is:

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2. Design and Access Statement Principles

- 2.1. 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 only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.
- 2.2. Guidance on information requirements and validation, published by the Department for Communities and Local Government (March 2012) recommends that a design and access statement is a short report accompanying and supporting a planning application to illustrate the process that has led to the development proposal, and to explain the proposal in a structured way. The level of detail required in a design and access statement depends on the scale and complexity of the application, and the length of the statement varies accordingly. Statements must be proportionate to the complexity of the application, but need not be long. Further published recommendations are:

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

2.3 What Is Required: The Design Component

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

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

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

2.4 What Is Required: The Access Component

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

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3. Design and Access Statement

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

3.2 Proposal Description

Planning permission is sought to create a new external sports pitch and conversion of existing sports pitch with associated features including:

- Installation of new Artificial Grass Pitch (AGP) stadia pitch surface with 3G artificial grass to accommodate an 11v11 football pitch sized 106 x 70m and a variety of youth football pitches, mini soccer pitches and training areas
- Refurbishment of existing 4 tennis court and 5v5 area to 7v7 3G artificial turf pitch sized 61m x 43m.
- Installation of new 4.5m high ball stop fencing generally to the AGP perimeter.
- Installation of new pitch perimeter barrier (1.20m and 2.0m high) internally within the pitch enclosure, to segregate the pitch playing area from adjoining Respect spectator area.
- 3.5 metre high acoustic barrier to the south of the new full sized ATP
- Installation of new hard standing areas adjoining the AGP perimeter complete with associated porous asphalt surfacing and matching ball stop fencing for pedestrian access, goals storage, spectator viewing space and vehicular maintenance and emergency access.
- Installation of new floodlight system.
- Installation of new maintenance / sports equipment store located within the fenced facility enclosure.
- Installation of roofed shelters for parents and spectators
- Installation of timber cladded storage shed
- Installation of 2no. technical shelters
- Installation of wooden cabin to be operated as site office

3.3 Site Description



The application site is situated in a predominantly rural on the outskirts of the village of Clitheroe within an existing and extensive playing field associated with Ribblesdale Pool & Edisford Sports Complex.

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The site comprises of one grassed field bordered by trees up to 10m in height to the south and trees and the river Ribble to the North.

The site has an existing four tennis courts and a larger than normal 5v5 pitch all in artificial turf grass, there are also four natural football pitches and one cricket area.

The closest river is the River Ribble, the channel of which is located some 100m to the North West.

The North Eastern site boundaries are defined by fencing separating the playing fields from adjacent housing, the southern and Northern site boundaries are defined by hedges and trees with the western end is the leisure centre itself.

Topography of the site and surrounding area slopes to the north and south, with levels plateauing in the area of the natural turf pitches and falling by some 2m across the site.

Introduction

This application is being made by Ribble Valley Community Sports Trust to refurbish an existing 2 x Small 5 aside 3G pitches and an area currently housing 3 x sand based Tennis Courts. The land is owned by the Ribble Valley Borough Council and the bookings and income are taken by them. The address of the site is Roefield Playing Fields Edisford Road Clitheroe BB7 3LA.

Once refurbished the site will include a full size 3G and a 7 v 7 3G floodlit facility with fencing. Users of the site will have access to 9 changing rooms within the sports centre adjacent to the pitch. In addition to this there will be a covered viewing area for spectators and a small office/storage area. Also on the site are a community swimming pool a gym and indoor Sports Centre, a privately run Tennis Centre and Grass Football pitches.

There is also an artificial Cricket wicket in the middle of the grass provision which will be replaced like for like in the proposed plan after discussions with the local cricket club.

The site is located in Clitheroe in the Ribble Valley, Lancashire. Clitheroe has a population of 20,000 and is a sought after place to live, work and visit. It is a fairly prosperous borough by national standards. Originally a market town and once known largely for traditional industries, it has successfully diversified into an attractive and popular regional shopping and business centre and a focus for culture and recreation.

Growth in the towns population is on the increase due to the amount of new housing being built and the provision for sport is currently very poor in the area. Insert Growth percentages and potential population growth.

The site on a day to day basis will be managed by the Ribble Valley Community Sports Trust on a 25 year lease agreement and community use agreement with the RVBC. It is the intension to appoint a Football Coordinator to manage the delivery of the football development plan.

Clitheroe Wolves Football Club currently have 41 teams playing competitive games and a further 3 groups of children of 5 and 6 training. They also have a disability group training once a week. The provision for Football in the RV is poor and there aren't enough slots available for all the teams to train. They are having to travel to other areas in the Ribble Valley and beyond to find suitable training facilities. This is also the case for the weekend game through the Autumn and Winter months. Football clubs from the RV are having to travel to Accrington, Burnley and Blackburn in order to play the games at the weekend. Meaning revenue being taken out of the town, more travelling for parents and extended playing hours. The town of Clitheroe and surrounding areas is only getting bigger and the club has grown from 450 members to 600 members since 2016. This is also the case for other sports clubs in the area eg Ribble Valley Raiders, Clitheroe Rugby Club.

3.4 Purpose and Use

This application seeks planning permission to create a new external Artificial Grass Pitch (AGP) and the conversion of existing tennis and 5 a side pitches into a new 7 a side artificial turf pitch in order to contribute to the improvement of sporting and recreational facilities in Clitheroe and surrounding areas.

The provision of the new AGP's will provide increased usage in comparison to the existing grassed football pitch, for benefit of Clitheroe Wolves FC, other local football clubs, schools, partner organisations and community groups in the surrounding Clitheroe area, including local junior and youth football clubs to gain the maximum football developmental outcomes; both during the day and during evenings and at weekends via pre-arranged and structured community access.

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

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

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

Full sized pitch:

Age grouping	Type	Pitch size	Quantity
Over 18 and Adult Football	11v11	100 x 64m	1

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Mini Soccer U9 / U10	7v7	55 x 37m	2
Training Areas**	Various	50 x 64m	2
*Smaller than recommended size, but acceptable for match play use			
**the variety of over markings will be agreed in due course, to be considered against the football development plan			

7v7 pitch:

Age grouping	Type	Pitch size	Quantity
Mini Soccer U9 / U10	7v7	55 x 37m	1
Training Areas**	Various	50 x 64m	2
*Smaller than recommended size, but acceptable for match play use			
**the variety of over markings will be agreed in due course, to be considered against the football development plan			

3.5 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 11v11 area with technical area	1no. 106 x 70m 1no. 18 x 1.8m	7454m ²
3G artificial grass pitch 7v7 area	1no. 61 x 43m	2623m ²
Hard standing areas	Various	1573m ²
Total		11,650m²

3.6 Layout

The proposed Artificial Grass Pitches (AGP) will be located to within the playing field and will overtake an existing grass football pitch and artificial cricket wicket. The existing football pitches shall be re-oriented over the playing field with a replacement cricket wicket being introduced.

Alterations to the remaining playing field are required to ensure an adequate amount of pitches are maintained to serve the leisure centre's natural turf pitch demand and open playing space.

The proposed AGP will be located close to existing facilities an adjacent pavilion; providing convenient access to and from changing rooms offering changing accommodation and administration facilities.

This location will also afford convenient pedestrian, maintenance and emergency access as well and providing for suitable management, supervision and security.

The proposed AGP location will result in the loss of a usable grassed playing pitch.

Overall usage however will not decrease and 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 to be marked onto the artificial grass pitch surface.

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 and especially during winter weather conditions, plus the provision of artificial (flood) lighting.

The proposed AGP also avoids close season maintenance works.

During a feasibility stage, the optimum location for the proposed AGP on the site was considered.

Considerations included:

- Convenient proximity changing rooms
- Convenient proximity welfare accommodation
- Convenient proximity reception facilities with the introduction of a small log cabin to assist with operational and management
- Convenient proximity management and supervision offices with the introduction of a small log cabin to assist with operational and management
- Convenient proximity of vehicular parking areas
- Avoidance of unacceptable impact to residential neighbours (noise, visual and artificial lighting) or the ability for impact mitigation measures
- Adequate future arrangement of playing pitches (for summer and winter sports)
- Protection of ecology and biodiversity

It was concluded the proposed application site provides the best solution for the above considerations.

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3.7 Scale

The proposed height of new open steel mesh ball stop fencing and entrance gates around the entire pitch perimeter enclosing the stadia Artificial Grass Pitch (AGP) will be 4.5m above ground level. However, on the second AGP the fencing goes to 6m above ground level on the western side to protect the existing building next to the AGP

The proposed height of new open steel mesh pitch perimeter barrier and entrance gates internally within the pitch enclosure to segregate the artificial grass pitch surface from adjoining hard standing area is 1.2m to 2.0m above ground level.

With the site already having nine (9no.) floodlighting masts around the existing four tennis courts and 5v5 artificial area. The new proposed stadia floodlighting system comprises of six (6no.) masts mounted with sixteen luminaires at a height of 15m high above ground level to the AGP in a 2no. / 4no. / 2no. arrangement (16no. in total) along North Eastern and South Western longitudinal sides of the AGP.

The proposed height of a new outdoor maintenance / sports equipment store is 3.05m above ground level.

3.8 Landscaping

It is acknowledged that the proposed development will replace part of an existing grassed playing field at Roefield playing fields.

With the exception of hard landscaping, all other soft ground surrounding the area affected by the development shall be reinstated to grass (soft landscaping) to enable effective grounds maintenance to surrounding grassed areas and retention of grass playing pitches.

New hard landscaping treatment around the facility is restricted to porous asphalt surfacing for pedestrian access, goals storage, spectator viewing space and vehicular access for maintenance operations.

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

3.9 Appearance

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

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

3.9.1 3G Artificial Grass Playing Surface

The installed appearance of the playing surface will comprise a 3G artificial turf containing a 60mm pile and partially in-filled with silica sand (for stability) and granulate rubber (for performance), coloured grass green.

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

This surface type is recognised as the most suitable artificial playing surface for community football and youth football development.

3.9.2 Perimeter Ball Stop Fencing

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

The installed appearance of perimeter ball stop fencing (6.0m & 4.5m high) and a pitch perimeter barrier (1.2m and 2.0m high) will be finished to polyester powder coated RAL6005 Dark Green, all supported with an intermediate post system and entrance gates of matching colour.

The fencing type will be steel open mesh fencing containing a general 200x50mm aperture (and 66x50mm rebound aperture to the internal pitch perimeter barrier). Fence panels are insulated from the posts using neoprene washers to be fitted to every fence post / mesh fixing point to aid noise reduction and acoustic attenuation by reducing rattle and vibration from ball impacts.

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

3.9.3 AGP Floodlights

The installed appearance of the new artificial lighting system will include six (6no.) 15m high to the full-sized pitch and four (4no.) 10m high sectional octagonal mid-hinge steel masts finished galvanised (Z275) self-coloured, mounted with sixteen (16no.) luminaires c/w 2kW lamps and fittings finished raw aluminium.

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3.9.4 Hard Standing Areas

The installed appearance of new hard standing areas (clean access and circulation for pedestrians and visitors as well as vehicular access for maintenance operations as well and emergency access) will be grey / black coloured porous asphalt.

3.9.5 Maintenance Equipment Storage

The installed appearance of the storage shed shall be timber cladded. Location shown on SSL2464 03 - Proposed Site Plan.



Example timber cladded storage shed

3.9.6 Storage Cabin & Office

Wooden storage cabin to be 7.5m x 6m x 3.77m high in total to the apex roof. Heavy Duty 28mm Floor Boards with Double Glazed Float Glass To Double Glazed Safety Glass and Felt Shingle roofing. Location shown on SSL2464 03 - Proposed Site Plan.



Example of the storage pavilion

3.9.7 Spectator Shelter

A contemporary glazed canopy with central uprights, creating a double sided walkway of equal widths to be located within the hard standing area between the full sized and 7v7 artificial turf facilities as shown on SSL2464 03 - Proposed Site Plan.



Example of the spectator shelter

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3.10 Pedestrian And Vehicular Access

This proposed development should not be prejudicial to the satisfactory functioning of the highway and that additional traffic movements generated by the proposal should not result in unacceptable impacts on the highway network as stated in transport appended as 180323 - Roefield 3G Transport Statement RevB.

With no established vehicular entrance anyone arriving by car will have to use the public car park on Edisford Road which is on the opposite side to the development.

Similarly, hard standing pavements around Ribblesdale Pool & Edisford Sports Complex and offsite car parking areas and new hard standing areas proposed around the Artificial Grass Pitch (AGP) are all accessible for disabled persons.

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 sports ground, for use by people of all ages and abilities.

The site is compatible currently for disability parking and access with appropriate circulation routes.

All new pedestrian paths shall be compliant with Disability Discrimination Act (DDA) regulations and Sport England's Technical Design Guidance Note 'Accessible Sports Facilities 2010'.

New trips would be generated following the introduction of the Artificial Grass Pitch (AGP) during the daytime and evening weekday periods and during weekends, when the AGP hours of operation will extend beyond times when the existing grass playing pitch is used.

This is resultant from an intensification of use made possible by the enhanced durability of the 3G artificial grass playing surface, especially during winter weather conditions; and the introduction of floodlights.

The application requests opening hours from 0900 to 2200 Monday to Friday and 0830 to 2000 Saturday and Sunday.

The expected usage of the facility would be primarily by local organisations and also use from visiting teams, partner organisations and community groups from the surrounding local area.

Ribblesdale Pool & Edisford Sports Complex provides car parking capacity sufficient to accommodate the above scenario and therefore all other proposed activities during a playing season.

Typically, the main period of AGP use will be in accordance with the football season catering for football training, league games and development activities.

The promotion of car sharing and the use of mini bus (or similar) will also continue to pitch users and organiser, spectators and visitors to the site.

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

Also for the protection of residential amenity, the proposed times of construction, demolition and site clearance operations shall be limited to the following hours:

- 0700 to 1900 Monday to Friday.
- 0700 to 1300 Saturday.

No construction operations on Sundays or public holidays.

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

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

In conclusion, the proposed future uses of the site should result in a negligible impact on the local highway network and local transport network and should not lead to car parking stress on the local roads.

With no existing car parking at the centre a site compound at the construction site will have to be secured and may accommodate the maximum number of vehicles assumed to be on site at any one time and there would be no overspill of demand onto the public highway.

Regular traffic movements associated with the working day and new traffic generated by use of the new Artificial Grass Pitch (AGP) will be such that the both functions will not overlap and / or impact on each other will therefore not create undue congestion.

The proposed development the rate of traffic is not expected to have a significant rise on the surrounding roads but, with the development being a 3G pitch when the weather is poor there will not be a drop off in traffic like there currently is because the pitch can be played on in poor weather and demand for use of the facility will rise in these times.

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The offsite parking at Edisford Road can hold up to 233no. standard car parking spaces and 8no. disable spaces with has a charging regime between 8am – 6pm.

As stated in the transport statement a person trip rate was undertaken with parameters that would be true when the AGP is fully operational with lots of people using the facilities. The extract from the report is below:

The following person trip rates have been based on the maximum level of users that can be expected to use the full size 3G pitch during several scenarios and to produce a robust assessment, the most intense potential use of the full size 3G pitch is outlined below.

Weekday Evening Use / Weekend Afternoon and Evening Use / Weekend Use (Saturday / Sunday Morning Matches)

If pitch users all travel to site by car alone (or driven by parents) – 100% single occupancy travel, then maximum trip generation and car parking demands are as follows:

- *Presuming the pitch may be used in quarters for training / grassroots development (three teams in total at any one time using the AGP);*
- *Presuming each session lasts for one hour;*
- *Presuming each quarter will include 13no. players including three substitutes and 2no. coaches (or similar) – 15no. persons in total per quarter for football training;*
- *Then the maximum persons to use the pitch at any time will be 60no.*
- *Multiply by two for session change-over;*
- *Then the maximum participants on site at any time will be 120no.*

To ensure a robust assessment, full use of the full size 3G has been assumed. This means there is also successive pitch use to maximise person trip demand. Given the finite catchment area, the potential for travel by other modes and likelihood of car sharing, such an assumption is highly improbable to occur.

Vehicle trips have been applied to the above scenarios to calculate the vehicle trip generation over the operational periods.

This will result in a maximum of 60no. vehicles arriving and 60no. vehicles departing (120no. two way vehicle trips) per hour of operation which is equivalent to 2 vehicle movements per minute or 1 every 30 seconds.

As such, and no adverse pressure to the onsite parking provision is envisaged and it is concluded that offsite parking provision can accommodate the expected vehicular traffic during operational hours of use during the day and at evenings and weekends for school and new community visitors.

Equally, green travel opportunities including walking and cycling will also continue to be promoted by the applicant whenever possible.

3.11 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 sports ground, for use by people of all ages and abilities.

The site is compatible currently for disability parking and access with appropriate circulation routes.

All new pedestrian paths shall be compliant with Disability Discrimination Act (DDA) regulations and Sport England's Technical Design Guidance Note 'Accessible Sports Facilities 2010'.

The proposed pitch playing surface to the shall replicate the qualities of fine sports turf

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4. Planning Statement

4.1 Planning Considerations

We understand that development management decisions must be taken in accordance with the National Planning Policy Framework (NPPF) and Ribble Valley Borough Council policies including material planning considerations relevant to the proposal.

4.2 Material Planning Considerations

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

- Compliance with relevant planning policy guidance, local development plans and policies
- Principal of development to enable Sport England's informed assessment of whether the proposed benefits to sport associated with development would be sufficient to outweigh the detriment associated with the impact on the playing field and satisfy exception policy E5 of Sport England's playing fields policy 'A Sporting Future for the Playing Fields of England 1997'
- Design and impact upon the character and appearance of the surrounding area (development within an AONB)
- Adequate impact mitigation to residential neighbours (protecting visual amenity and residential amenity)
- Artificial Grass Pitch (AGP) rationale and sport related benefits
- AGP management and maintenance programme
- Lighting / Floodlighting schemes including impact assessment
- Sustainable Drainage Assessment / Sustainable Drainage Operation and Maintenance Plan (Flood Risk Assessment)
- Protection of ecology and biodiversity

4.3 Assessment of Planning Issues

We believe the proposal is in accordance with the National Planning Policy Framework (NPPF) and Ribble Valley Borough Council policies specifically in the following policy terms and information to satisfy these critical factors is discussed below.

4.4 National Planning Policy Framework (2012) Achieving Sustainable Development

Policy extract:

7. There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- *an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;*
- *a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and*
- *an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.*

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

This proposal aims to contribute to the above areas.

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

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In a sporting context, this proposal seeks to:

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

4.4.1 Maintenance Considerations and Sustainability

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

A sinking fund will be developed using the income from partner organisations 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.

4.4.2 Energy and Waste Reduction

The proposed development will require the removal and re development of part of a grassed playing field at Ribblesdale Pool & Edisford Sports Complex; however a variety of efficiencies will be applied to the construction stage to mitigate environmental impact and benefit the carbon footprint of the development.

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

- Excavations limited to the removal of turf and topsoil only.
- Imported granular sub-base aggregates to form the pitch foundations shall be locally sourced from local quarries or suppliers to reduce transportation
- The implementation of the development does not require water supplies.
- Control gears for the floodlight 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.
- For the artificial grass playing surface, modern textile manufacturing methods and technology continues to advance. As such, it is common place for artificial grass surfaces to be recycled at the end of their life cycle and be re-made into new similar surfaces or other products. It can be expected that technologies will enable this environmental sustainability form of recycling to be common place in the future, to the benefit of this proposal when refurbishment is due after an initial life cycle.

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

- Better quality provision
- Provide access to greater quantity of provision
- In a suitable location
- Supported by effective and appropriate management arrangements

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- Implemented with best practice construction techniques to minimise waste and pollution

4.5 National Planning Policy Framework (2012)
Section 8 – Promoting Healthy Communities

Policy extract:

73. Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required.

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

- *an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- *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*
- *the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.*

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 as 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 an open space as it is felt access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.

Whilst it is acknowledged the proposed development would result in the loss of part of a grass playing field containing usable playing pitches, it must be noted that the scheme would provide a purpose build multi-functional facility that would facilitate greater level of use throughout the day and year.

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

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

The proposal will be sited close to onsite facilities; providing convenient access to and from welfare facilities for all community visitors.

This location will also afford convenient pedestrian and maintenance access as well as providing for suitable management, supervision and security by the leisure centre's management and administration teams.

The close proximity of existing facilities described above will help to create a vibrant and successful place and a safe and accessible environment.

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 of Clitheroe and Lancashire.
- Provide access to a high quality open space and provide opportunities for sport and recreation that can make an important contribution to the health and wellbeing of the local community.
- Compensate the loss of part of a usable playing field resulting from the proposed development with better provision by 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 Ribblesdale Pool & Edisford Sports Complex.

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

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

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

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- Supporting and enhance the continued regeneration in Clitheroe.
- Promotion of social inclusion and community cohesion.
- Health and wellbeing.
- Promoting more sustainable development.

4.5.1 AGP Management

Ribble Valley CST will implement a community use management plan to ensure the facility is correctly operated.

This plan will provide a management structure for the facility is 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

To manage noise generated by use of the facility, Ribble Valley CST 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 complaints procedure.
- Liaison with stake holders and interested parties is undertaken to ensure the noise management plan remains effective and revisions are applied accordingly.

4.6 National Planning Policy Framework (2012)

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

Policy extract:

103. When determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment following the Sequential Test, and if required the Exception Test, it can be demonstrated that:

- *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; and*
- *development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems.*

104. For individual developments on sites allocated in development plans through the Sequential Test, applicants need not apply the Sequential Test. Applications for minor development and changes of use should not be subject to the Sequential or Exception Tests but should still meet the requirements for site-specific flood risk assessments.

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

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

In order to assist the application for full planning permission and to facilitate the satisfactory implementation and delivery of the project; an assessment of flood risk and a sustainable drainage proposal is required in accordance with national policies.

4.6.1 Flood Risk Assessment

Please refer SSL2464 Flood Risk Assessment for full details of flood risk and the proposed surface water drainage strategy for the Artificial Grass Pitch (AGP).

4.6.2 Site Drainage Proposals Conclusions

The area is not within a flood risk location and the development shall significantly improve the drainage over the site and area due to the nature of the construction works and ability to attenuate surface water drainage and control via a hydrobreak outfall prior to connecting into the adjacent water course indirectly through the existing site surface water system.

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.

4.7 National Planning Policy Framework (2012)
Section 11 – Conserving and Enhancing the Natural Environment

Policy extract:

123. Planning policies and decisions should aim to:

- *avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development;*
- *mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions;*
- *recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established; and*
- *identify and protect areas of tranquility which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.*

115. Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.

116. Planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest. Consideration of such applications should include an assessment of:

- *the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;*
- *the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and*
- *any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.*

123. Planning policies and decisions should aim to:

- *avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development;*
- *mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions;*
- *recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established; and*

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- identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.

125. By encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

4.7.1 Noise Impact

Part of the area is a refurbishment of an existing artificial turf pitch with lighting with this area being refurbished but maintaining the character of the site with a new larger ATP being developed adjacent to the existing area. Therefore the noise and character of the site shall not increase and the proposal is to introduce acoustic mitigative measure to the southern end of the new ATP to appease any potential concerns further. The detail and information of the proposal are detailed within the attached document: 7156 Cliteroe AGP - Rev A.

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

Monday to Friday	0900 hours to 2200 hours
Saturday and Sunday	0830 hours to 2000 hours

The nearest residential properties to the proposed Artificial Grass Pitch (AGP) are situated within 40m from the proposed AGP location to the south east.

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.

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

The proposal is considered sufficiently distant from any residential property and acceptable in environmental noise terms with noise emission to be generated by use AGP being adequately controlled at residential properties and not expected to adversely affect nearby residents by way of noise.

4.7.2 Design and Impact upon the Character and Appearance of the Surrounding Area (development within an AONB)

The proposed Artificial Grass Pitch (AGP) surface will comprise artificial grass containing 60mm pile and partially in-filled with silica sand and granulate coloured green.

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

Surrounding the perimeter of the AGP would be a ball stop fencing with open steel mesh and polyester powder coated moss green, six 15m high galvanised steel floodlight columns and a maintenance equipment dark green in colour.

This is the type of paraphernalia normally associated with an AGP.

Perimeter fencing would be open steel mesh to a 4.5m total height and dark green in colour which would assimilate into the character of the area.

It is not considered that the AGP or associated paraphernalia would be detrimental to, or out of keeping with, the character of a playing field.

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.

4.7.3 Adequate Impact Mitigation to Residential Amenity

At present, sport may be played on the existing playing field throughout the year. It must therefore be noted that a certain level of impact already results to neighbouring residents through noise and general disturbance; although only during daylight.

The proposal requests usage of the Artificial Grass Pitch (AGP) up to 22:00 hours throughout the week (Monday to Friday) and up to 20:00 hours at weekends (Saturday and Sunday) which is necessary to accommodate the expected demand for the new facility.

During winter months especially, this proposal would represent intensification in the usage of the site by way of an artificial (flood) lighting system, and noise and disturbance felt by surrounding residents would be experienced up to the curfew hour.

It is important to understand that the proposed hours of use have been carefully considered with times limited to those needed by Cliteroe Wolves and its partner organisations and community groups to adequately satisfy the demand for football development; both during the day and during evenings and at weekends via pre-arranged and structured community access.

4.7.4 Visual Amenity – 3G Artificial Grass Playing Surface

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

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4.7.5 Visual Amenity – Building level

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

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

These changes will be minimal with change in levels to the north and south corners only changing by 300mm from existing with all surrounding areas affected naturally battered and reinstated to grass.

4.7.6 Visual Amenity – Floodlight Masts / Amenity Lighting

At present, there are ten (10no.) floodlights already on the site that already operate and run during the evenings and weekends for similar sports usage.

The new development shall replace all lighting with new including six (6no.) 15m high floodlight masts to the full-sized pitch and four (4no.) masts around the refurbished 7v7 pitch mounted with associated luminaires.

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

These are new structures that would be visible from nearby residential properties and public areas and these new features are not uncommon in a playing field environment in which the application site is located.

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

4.7.7 Visual Amenity – Ball Stop Fencing

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

- To contain balls within the pitch during training, competition and recreational activities
- To protect the playing surface from contamination that will severely compromise the longevity of the artificial grass playing surfaces
- To help prevent unauthorised use and vandalism
- To protect the road to the south from stray balls and other foreign objects.

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

Whilst the proposed fencing would introduce a new feature in this area of the playing fields, the type of ball stop fencing proposed would not give rise to unacceptable visual impacts to warrant refusal of the application.

We consider the proposals will not create any excessive levels of overbearing or overshadowing impact and fence heights are appropriate for the intended activities and would not appear incongruous within the playing field surroundings.

4.7.8 Visual Amenity – Size and Scale

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

On this basis, we consider the proposal is complimentary to the built features within the playing field and will not compromise with the views from any onlookers, looking across the landscape.

4.7.9 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	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.
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	<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 (flood) 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 ball-stop fencing and acoustic barrier will be discreet against a rural background.</p> <p>The 15m and 10m high floodlight 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 floodlight design	<p>The proposed artificial lighting design complies with the requirements for an Environmental Zone E2, which is low district brightness, for example a village or relatively dark outer suburban locations.</p>

4.7.10 Artificial (Flood) Lighting Impact

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

The proposed artificial (flood) lighting systems 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 and the applicant wishes to accommodate hours of use in order to maximise football developmental outcomes; both during the day and during evenings and at weekends via pre-arranged and structured community access.

The following table illustrates an expected weekly plan of use with those hours of illumination use when floodlights in operation will be required:

Monday to Friday – 09:00 until 22:00

Saturday and Sunday – 08:30 until 20:00

The artificial (flood) lighting 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.	Please refer to SSL2464 Appendix A Floodlighting Performance Results.
The types of sport to be played on the pitches and the standard of play - both of which will have an influence on the amount of illumination required.	<p>The type of football activities associated with the Artificial Grass Pitch (AGP) include:</p> <ul style="list-style-type: none"> ▪ Youth U11 / U12 to Over 18 ▪ Mini Soccer U7 / U8 to U9 / U10 ▪ Training ▪ Recreation <p>The standard of football activities includes FA affiliated junior / youth football (highest level of competition).</p>
Details of columns – number, height and finish.	<p>The proposed floodlight system comprises 6no. octagonal steel masts, mid-hinged, finished galvanised (Z275) self-coloured.</p> <p>15m high masts are tapered with a 346mm diameter shaft at the base and 102mm diameter shaft to the column top.</p>
Details of luminaires – number, types, dimensions, finish and output of lamps fitted, to include manufacturer's technical information.	<p>16no. Philips asymmetrical Optimision luminaires sized:</p> <ul style="list-style-type: none"> ▪ 386mm high

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	<ul style="list-style-type: none"> ▪ 352mm long ▪ 237mm wide
Details of any cowls/hoods/shades/baffles that maybe needed to control light spill and glare – number, dimensions and finish.	<p>All luminaires have a zero upward light ration without the use of additional accessories (rear louvres) to limit overspill.</p> <p>The proposed vertical alignment of luminaires is a maximum 2° above the horizontal plane.</p>
Plan showing pitch with the location/position of lighting columns and luminaires.	Please refer to drawing SSL2464 07 Proposed AGP Floodlights and SSL2464 Appendix A Floodlighting Performance Results, showing results of horizontal and vertical illuminance over the performance areas and spillage exceeding the facility perimeters.
Details of lighting set up – horizontal (rotation) and vertical (tilt) alignment of the luminaires, also to be shown on plan and elevation drawings.	Please refer to SSL2464 Appendix A Floodlighting Performance Results.
Details of lighting output, including levels of surface luminance on the pitch and overspill, i.e. off the pitch (manufacturers/supplier's calculations and diagrams should be provided separately and also to be overlaid on an OS base so that the impact on the surrounding area can be assessed).	Please refer to drawing SSL2464 07 Proposed AGP Floodlights and SSL2464 Appendix A Floodlighting Performance Results.

In designing a suitable floodlighting solution for the proposed development, several key specification issues had to be considered. These included the illuminance (Lux) level required, the environmental zone category for the site, the minimum mast height, the number and type of floodlights.

The task of designing the optimum floodlighting and external lighting design was undertaken using specialist design software (CalcuLuX Area 7.7.2.0) provided by Philips Lighting.

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

4.7.10.1 Design Principal

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 floodlight 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.

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4.7.10.2 Environmental Status

The environmental category was established by referring to The Institution of Lighting Professionals (ILP): Guidance Notes for The Reduction of Obtrusive Light GN01:2011. This document categorises the environment into five zones ranging from E0 (Protected) to E4 (City Centres).

Roefield Sports Pitches would fall into Zone E2, which is a low district brightness environment.

The ILP design guidance for this environmental zone is as follows:

Table 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
	Pre curfew	Post curfew	Pre curfew	Post curfew	Average L [cd/m ²]
2.5	5	1	7500	500	5

4.7.10.3 Floodlight Design

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

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

The Philips OptiVision MVP507 is an asymmetric down lighting luminaire that combines compact dimensions with very high efficiency. Available with narrow, medium and wide beams for flexibility in application, it provides excellent control of spill light, glare and upward leakage of light. OptiVision MVP507 can accommodate metal halide lamps for good colour rendering.

Please refer to Appendix B Optivision Luminaire for further details.



4.7.10.4 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.

When applied to this project the optimum mast height ranged from 12m to 18m.

A 15m mounting height was chosen for the new Artificial Grass Pitch (AGP), as this will allow all luminaires to be mounted (vertical alignment) with a maximum 2° above the horizontal plane.

These masts heights 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 every luminaire, resulting in increased overspill and glare.

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

4.7.10.5 Lighting Performance

The lighting proposal is detailed within SSL2464 Appendix A Floodlighting Performance Results, which shows the mast locations, floodlight 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:

Full sized pitch:

Period	Property	Result
Initial 100hrs usage	Average illuminance Uniformity	253 Lux 0.6 Min / Ave
Maintained usage incorporating 0.8 maintenance factor	Average illuminance Uniformity	202 Lux 0.6 Min / Ave

7v7 sized pitch:

Period	Property	Result
Initial 100hrs usage	Average illuminance Uniformity	411 Lux 0.71 Min / Ave
Maintained usage incorporating 0.8 maintenance factor	Average illuminance Uniformity	328 Lux 0.71 Min / Ave

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 floodlights are calculated using a maintenance factor of 0.8 to account for environmental conditions and depreciation of light output between cyclical maintenance, including bulk lamp change.

4.7.10.6 Obtrusive Light Calculation

The closest residential properties situated are illustrated within SSL2464 Appendix A Floodlighting Performance Results, in order to establish obtrusive light calculations.

Lighting Intrusion is calculated at less than 5 Lux at ground level and at a height of 1.80m above ground level, which is below the pre-curfew and post curfew threshold for the environmental zone E2.

All floodlights will be extinguished at the permitted curfew time and therefore, light intrusion will be 0 Lux which accords with the post-curfew 1 Lux threshold for the environmental zone E2.

Luminaire intensity is calculated at less than the pre-curfew 7500 candela threshold for the environmental zone E2.

All floodlights will be extinguished at the permitted curfew time and therefore, luminaire intensity will be 1050 candela which is accords with the post-curfew 7500 candela threshold for the environmental zone E2.

4.7.10.7 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.

Paragraph 7 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 our natural, built and historic environment; and, as part of this, helping to minimise pollution.

Pollution is defined within the NPPF as including: "Anything that affects the quality of land, air, water or soils, which might lead to an adverse impact on human health, the natural environment or general amenity. Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light."

Perhaps most importantly with regard to light pollution, paragraph 125 of the NPPF also states that "By encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation".

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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 floodlight 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.

4.7.10.8 Impact on Development

The lighting proposals are detailed proposal drawings and appendices; showing mast locations, floodlight orientations, illuminance levels on the pitch and projected overspill values.

The Artificial Grass Pitch (AGP) design achieves a maintained average illuminance value of 202 and 311 Lux with a 0.6 to 0.71 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 0.80. This takes into account light losses due to dirt accumulation on the floodlight 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 floodlights are in operation, the proposed lighting systems will exceed the requirements for an environmental zone E2 location.

Luminaire intensity created whilst floodlights are in operation is below the threshold for the environmental zone E2 location.

Upward waste light will also be minimised and with floodlight elevations used 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

4.7.10.9 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 can I minimise the problem?

- 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 luminaries 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 floodlights 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 floodlighting will be no more than seven degrees from the horizontal plane.

4.7.10.10 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 assessment include:

- Lighting Levels to each individual area
- Overspill levels

4.7.10.11 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.

4.7.10.12 Lighting Assessment Conclusion

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1. The proposed floodlighting 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 (floodlighting) systems satisfies the intended sporting applications and standards of play.
3. A 15m and 10m 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 Philips OptiVision MVP507 is an asymmetric down lighting luminaire 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 (floodlighting) system complies with an Environmental Zone E2 (ILP) which is an intrinsically dark lighting environment.
6. Light intrusion to the closest residential properties whilst floodlights are operated is below the threshold for an E2 environmental zone and as such, does not create an unacceptable impact by way of artificial lighting.
7. Luminaire intensity created whilst floodlights are operated is below the threshold for the environmental zone E2 location and as such; does not create an unacceptable impact by way of artificial lighting.
8. All luminaires have a zero upward light ration without additional accessories (i.e. rear louvres) to limit overspill and the proposed vertical alignment of luminaires is 2° maximum above the horizontal plane
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, an organisation who lobby for low light pollution lighting systems.
10. Use of the artificial (flood) 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 floodlights 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 impacts on surrounding areas outside of the Artificial Grass Pitch (AGP), and given the location of the application site within an outer suburban area, we do not consider that the proposed lighting would result an unacceptable impact by way of artificial lighting on residential amenity or the surrounding landscape.

4.11 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 'A Sporting Future for the Playing Fields of England 1997'.

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 run off 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 the pitch sports.

The following details are provided to enable an assessment:

Requirement	Detail provided
Impact the proposed development would have on playing pitch provision including proposed summer / winter playing pitches	<p>The application site is presently a grass playing field situated at Roefield playing fields.</p> <p>This proposal seeks to replace a proportion of an existing playing field with an Artificial Grass Pitch (AGP) and associated perimeter ball-stop fencing, hard standing areas for pedestrians and maintenance access and an artificial (flood) lighting 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>

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	<p>Roefield playing fields 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 sited close to existing onsite facilities; providing convenient access to and from changing rooms offering changing accommodation and administration facilities.</p>
Existing community use of the playing field	Ribble Valley CST arranges all existing community access.
Community use of the proposed sports facility	<p>It is intended that the resultant facilities would not only be used by community football clubs, but also by partner organisations and community groups from the surrounding Clitheroe and Lancashire area to gain the maximum football developmental outcomes; both during the day and during evenings 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 especially enable children and young adults to play on appropriately sized pitches with appropriately sized goals, encouraging greater touches of the ball and an increased involvement in the game to enable skill development. The intention is that young players will develop better technical and decision-making skills from a younger age.</p> <p>The nature and layout of the facilities will fully accommodate over 18 and adult football, under 9/10's (based on a 7v7 format) and under 7/8's (based on a 5v5 format) as well as several training areas 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 Ribblesdale Pool & Edisford Sports Complex.</p> <p>The AGP will support FA affiliated junior / youth football (highest level of competition), along with mid-week training and coaching activities.</p> <p>It is anticipated the new AGP will be used up to 85 hours per week.</p> <p>The impact on the existing playing field land will increase the quantity of playing pitches on site, as the AGP will be able to accommodate multiple junior football and mini soccer pitches within the same enclosed playing space.</p>
Community access formally secured through a community use agreement	<p>Community use agreements with key partners will be established and managed on a formal basis to facilitate delivery of a Football Development Plan.</p> <p>The provision of the new external Artificial Grass Pitch (AGP) will provide increased usage in comparison to the existing grassed pitch during the daytime and evenings.</p> <p>This extended use is possible because the proposed floodlit Artificial Grass Pitch (AGP) is more resilient during winter weather conditions and with new floodlights, evening activities will enable the facility to be used to its full potential.</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 at present the grass playing field can only be used during periods of good weather.</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>The local surrounding area of Lancashire has limited access to state of the art Artificial Grass Pitches (AGPs) and this proposal will contribute to satisfying high demand for training and competition football.</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 does allow for adequate storage of goals and maintenance equipment, changing provision and access to allow for community use.</p> <p>The provision of the Artificial Grass Pitch (AGP) could be used continuously throughout the year and intensively due to its artificial grass surface and floodlighting.</p>

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<p>Furthermore, the explanation should provide details regarding which sports the new artificial grass pitch will accommodate</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 the provision of an AGP would 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 Ribble Valley CST and club partners which would enable FA programmes to be delivered on the proposed AGP which includes:</p> <ul style="list-style-type: none"> ▪ Coaching ▪ Referee training ▪ Volunteering ▪ Women and girls football ▪ Disability football <p>The proposed AGP would make a significant contribution towards addressing the unmet demand for modern football facilities and will allow Ribblesdale Pool & Edisford Sports Complex and partner organisations and football clubs to focus their training in one venue and provide access during peak community use periods and gain greater control over facility availability and pricing.</p> <p>This 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 Blackpool ▪ Raising the percentage of young adults who play sport once a week ▪ Supporting school and club teams ▪ Developing secure pathways into adult football ▪ Creating pathways from recreational football into clubs
<p>Explanation of which sports the new artificial turf pitch will accommodate</p>	<p>With football being the targeted sport, the appropriate surface choice is 3G artificial grass containing a 60mm pile (this being regarded by The Football Association as the most suitable artificial playing surface for community football and youth development).</p> <p>Sport England guidance** describes this as a 'preferred football surface' and capable of high level competition / training (national/international).</p> <p><i>**Sport England's guidance document 'Selecting the Right Artificial Surface for Hockey, Football, Rugby League and Rugby Union' Issue 002 / December 2010.</i></p>
<p>Proposed surface type</p>	<p>3G artificial turf containing a 60mm pile.</p>
<p>Sustainability</p>	<p>Arrangements to ensure the long term maintenance of the facility will be established, along with a necessary sinking fund to ensure the long term benefit of the facility and the appropriate replacement of the artificial surface, floodlights and pitch furniture at the end of life cycles.</p>
<p>Accurate site plans (to scale) showing the existing and (if applicable) proposed winter and summer playing pitch layouts on the playing field.</p>	<p>The application site is located onto an existing grassed playing field, however due to the generous size of the remaining playing field, all other sports (winter and summer) will remain unaffected to satisfy winter and summer sporting requirements at the site.</p>

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<p>This information is required in order to make an informed assessment of what impact the proposed development would have on playing pitch provision.</p>	
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Further Site-Specific Detail on the Need and Demand:

Clitheroe Wolves Football Club currently have 41 teams playing competitive games and a further 3 groups of children of 5 and 6 training. They also have a disability group training once a week. The provision for Football in the RV is poor and there aren't enough slots available for all the teams to train. They are having to travel to other areas in the Ribble Valley and beyond to find suitable training facilities. This is also the case for the weekend game through the Autumn and Winter months. Football clubs from the RV are having to travel to Accrington, Burnley and Blackburn in order to play the games at the weekend. Meaning revenue being taken out of the town, more travelling for parents and extended playing hours. The town of Clitheroe and surrounding areas is only getting bigger and the club has grown from 450 members to 600 members since 2016. This is also the case for other sports clubs in the area eg Ribble Valley Raiders, Clitheroe Rugby Club.

The RVCST aim is to enhance sporting provision in the Ribble Valley and provide a Multi-Sport Venue.

The existing sand-based Tennis courts are very rarely used for Tennis apart from around 2 weeks in the summer. They mainly used for football training by Clitheroe Wolves and other Football Club but because of the unsuitable nature of the pitches they use isn't maximised. The current 3G pitches were resurfaced in 2016 by Thornton Sports LTD who subsequently went into administration on completion of the pitches. The pitches are currently failing, due to the poor standard of Artificial Turf used. They have a maximum of 2 years life span left before they will need to be condemned or replaced.

Despite the site being suitable for hockey and football, the facility is only currently used by football clubs and does not have any hockey goals available to users.

There is currently 1 ¼ size 3G facility at Clitheroe Royal Grammar School but, as part of the planning restrictions, this is only available for use by the School. There is also a Small sided 3G at Langho Football Club which was also privately funded and is fully utilised by them as a club in the evenings and weekends.

Further information in relation to pitches in the area is included later in the documentation.

Discussions with several clubs in the area have identified a lack of availability of existing high quality pitches forcing them to train on unsuitable surfaces such as the existing Roefield site. They also identified problems with access to ancillary facilities which area available at this site. The partner club (Clitheroe Wolves) has used the site for nearly 25 years and are keen to offer opportunities from U7 through to adults and for girls but are limited at present due to the poor facilities they can access. The new pitch would not only provide a suitable training facility (at an accessible price) but help the RVCST deliver the football development plan objectives in relation to growth and development.

The local Accrington and District Junior Football League, the East Lancashire Football Association, West Lancs League and the Burnley Unity league have also identified interest in the facility for their member clubs, and league fixtures. They have an army of clubs that would be interested in hiring for mid-week and out of season training dependent upon availability and cost. They also identified potential usage for the full size pitch area as they have sanctioned their league to allow official matches to be played on these surfaces.

They also mentioned that their member clubs are always looking for suitable training facilities and club interest in the facility supports this.

The schools in the area. Ribblesdale High School, St Augustines RC High School, Bowland High School, Moorland High School, Edisford Primary Scholl, Pendle Primary School, Brookside

Strategic Need

RVBC in partnership with RVCST are currently in the process of completing a Playing Pitches Strategy for the Borough. The information below has been obtained from a local club and facility study in April 2017. This document was only produced as a draft.

The study identified:

- Many clubs were single teams and struggling with recruitment / volunteers due to not having appropriate training and competition facilities or a home base.
- Majority of Council grass pitches bumpy, uneven, poorly drained and with bare goal mouths all year round.
- Existing pitch sizes of Council facilities do not always meet FA guidelines.
- There is an overuse of pitches at peak times (e.g. evenings and weekends).
- A number of RV teams use facilities in neighbouring Boroughs due to a lack of facilities.
- Few clubs have charter standard accreditation, development plans or links to youth clubs.
- There were only 2 artificial grass pitches in the District with only the existing 5v5 3G pitches, and the 3G at CRGS which is unavailable for use.

Aims and Objectives

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The long-term objective of the project is to establish a high quality sports facility that is accessible for local clubs, schools and community groups to access for training and competition.

The aims of the project are as follows:

- To establish a high quality full size and smaller 7 v 7 3G floodlit pitch for training and competition within the RV area to support an increase in participation levels and to raise standards of performance.
- To increase access to football for young players, particularly those U16- U18 where levels in the area are generally low.
- To increase opportunities for young people to participate in informal and flexible forms of football.
- To increase football opportunities within targeted groups in particular women and girls, U17's and veterans.
- To increase competitive opportunities to take part in football within education settings.
- To increase the Disability group currently run by Clitheroe Wolves to the wider disabled community.
- To provide Rugby training provision by providing a shock pad on one or both of the pitches
- To aid the local community Cricket club in replacing the artificial wicket, which will be affected by the new pitches, in another area of the site. This could mean providing an all year-round wicket for training only if this is sufficient.

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

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

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

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

4.12 Design Standards

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

4.12.1 Artificial Grass Pitch (AGP)

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

4.12.2 Ball Stop Fencing

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

4.12.3 Goals

- BS 8462:2005+A2:2012 Goals for youth football, futsal, mini-soccer and small-sided football.
- BS 8461:2005+A1:2009 Football goals. Code of practice for their procurement, installation, maintenance, storage and inspection.
- BS EN 748:2004 Playing field equipment. Football goals. Functional and safety requirements, test methods.

4.12.4 Floodlights

- 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 GN01:2011

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4.12.5 Generally

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

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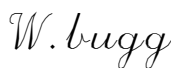
5. Conclusions

5.1 Conclusions

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

- The proposed Artificial Grass Pitch (AGP) will replace 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 (2012).
- The proposal would give rise to a considerable benefit to the wider community through the provision of an enhanced playing facility and the opportunity for usage throughout the year, in accordance with Section 8 – Promoting Healthy Communities of the National Planning Policy Framework (2012). The proposed AGP would be available for use by partner organisations and community groups organised by Ribble Valley CST. The proposed AGP would make a significant contribution towards addressing the unmet demand for modern football facilities and will allow visitors to the site including partner football clubs to focus on training in one venue and provide access during peak community use periods.
- The proposal would ensure that surface water run-off is effectively managed and does not increase flood risk elsewhere, in accordance with Section 10 – Meeting the Challenge of Climate Change, Flooding and Coastal Change of the National Planning Policy Framework (2012).
- The proposal would ensure that noise emission created by use of the development is not expected to adversely affect nearby residents by way of noise, in accordance with Section 11 – Conserving and enhancing the natural environment of the National Planning Policy Framework (2012).
- The proposal would be appropriate development within an AONB, in accordance with Section 11 – Conserving and enhancing the natural environment of the National Planning Policy Framework (2012).
- The proposal would ensure that performance of the proposed artificial lighting (floodlighting) system complies with an Environmental Zone E2 (ILP), in accordance with Section 11 – Conserving and enhancing the natural environment of the National Planning Policy Framework (2012).
- Equally, the proposal satisfies relevant sections of Ribble Valley Borough Council planning policies.
- The proposal satisfies Sport England's 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. The proposed AGP will contribute to the achieving The Football Association's National Game Strategy and is supported with a robust sustainable business plan, satisfying training needs, mini soccer and competitive matches.
- The Artificial Grass Pitch (AGP) and associated facilities would not result in an unacceptable impact upon the character, appearance or visual amenity of the surrounding area. The proposal will complement the immediate surroundings within the surrounding playing field and site and will not appear inappropriate to any view looking into the site.
- The proposal would not result in an unacceptable impact to any residential amenity or have a detrimental impact on the private amenity of the residents due to excessive impacts from noise and light pollution.
- The proposal provides adequate on-site parking and necessary traffic management to meet the needs of the development and would not result in any harm to the safety of the surrounding public highway network. Traffic movement to and from the proposed Artificial Grass Pitch (AGP) will be such that they 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 highway safety

End of document

Published by	Wesley Bugg, Consultant
Signature	
Issued	20/04/18

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