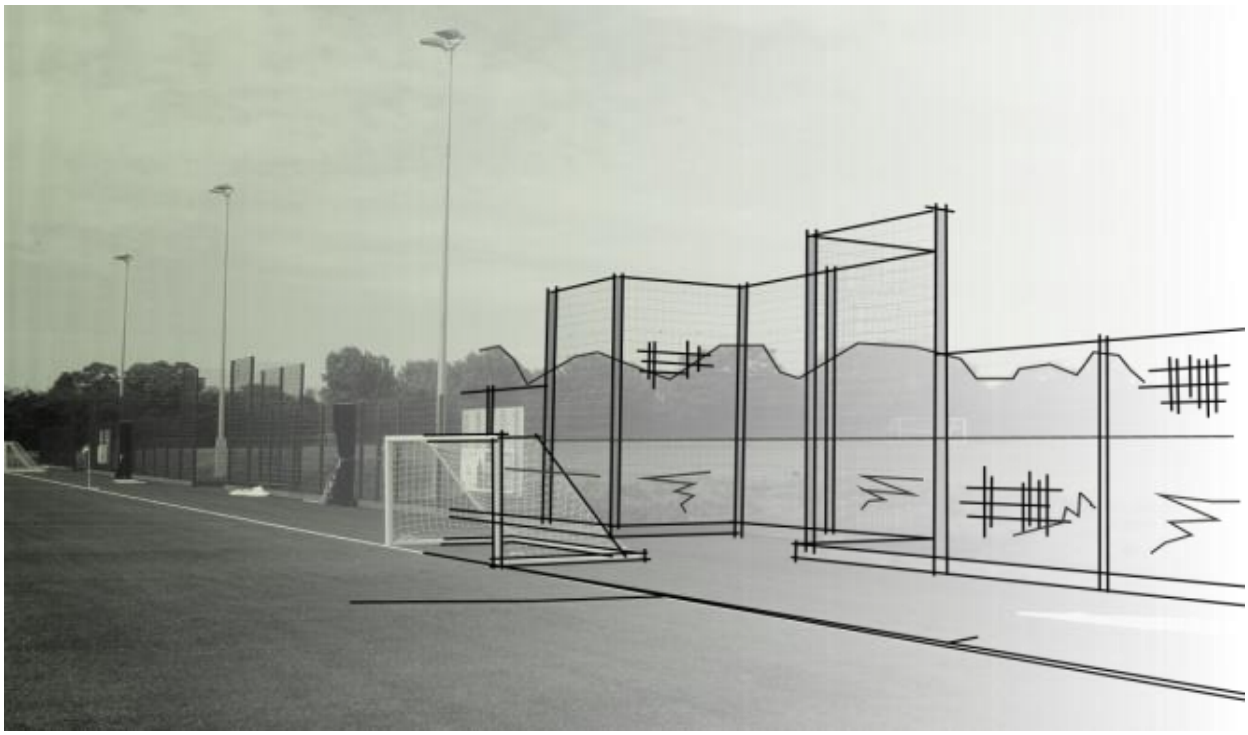
Bowland High School
Creation of Artificial Grass Pitch (AGP)
Design and Access Statement with Planning Statement



Client	Bowland High School Riversmead Grindleton Clitheroe Lancashire BB7 4QS		
Project	Creation of new Artificial Grass Pitch (AGP)		
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1. Introduction

1.1 Surfacing Standards Limited has been appointed to consider and develop an application for full planning permission for the proposed development of an artificial grass pitch (AGP) at Bowland High School.

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:

Bowland High School
Riversmead
Grindleton
Clitheroe
Lancashire
BB7 4QS

1.6 The applicant is:

Bowland High School
Riversmead
Grindleton
Clitheroe
Lancashire
BB7 4QS

Helen Dakin
Operations Manager

1.7 The planning agent is:

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Mr John Bennett
Consultant

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

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

2.3 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.

3. Design and Access Statement

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

3.2 Proposal Description

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

- Artificial Grass Pitch (AGP) pitch surface with 3G artificial grass to accommodate a football pitch sized 88m x 56m (including 3m run-offs) designed to accommodate a variety of youth football pitches and training areas.
- 4.5m high ball stop fencing to the AGP perimeter.
- Pitch perimeter barrier fence (1.20m and 2.0m high) internally within the pitch enclosure, to segregate the pitch playing area from adjoining macadam 'Respect' area.
- Macadam hard standing 'Respect' area internally within the pitch enclosure adjoining the AGP perimeter
- LED floodlighting system.
- Maintenance / sports equipment store located within the fenced facility enclosure.
- Long/triple jump facility
- Macadam access pathway

3.3 Site Description

The application site is situated in a predominantly rural area approximately 1.2km to the North East of the village of Grindleton within an existing and playing field associated with Bowland High School.

The site comprises two grassed fields.

Football pitches and running track are located on the South Western field, with the North Eastern field used for a low standard of sports activities due to site contours.

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The closest watercourse is located some 120m to the south-west, associated with Rathmill Sike.

The closest river is the River Ribble, the channel of which is located some 320m to the East.

Bowland High School is located adjacent to the South East of the proposed development site.

The North Western, North Eastern and South Western site boundaries are defined by metal wire fence separating the playing fields from adjacent areas of pasture.

Topography of the site and surrounding area generally slopes to the south, with levels falling 5 metres across the proposed development area.

3.4 Site History

An attempt to trace the history of the site has been carried out by reviewing readily available Ordnance Survey maps:

- The earliest map from the 1850's records the site as open fields with a water course flowing approximately 100m to the South of the site. A quarry is recorded some 200m to the South.
- From 1908-09 the quarry is no longer recorded.
- In 1955 Rivermead Secondary School is recorded adjacent to the South East.
- From 1972-77 a playing field is recorded on site.
- In 1973 the school changed its name to Bowland Country Secondary School.
- The site has generally remained unchanged since the earliest maps.

3.5 Purpose and Use

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

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

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

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

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

Age grouping	Type	Pitch size	Quantity
Youth U13 / U14	11v11	82m x 50m	1
Youth U11 / U12	9v9	73m x 46m	1
Mini Soccer U9 / U10	7v7	55 x 37m	1
Mini Soccer U7 / U8	5v5	37m x 23.42m*	4
Training Areas	Various		
*Width less than recommended size, but acceptable for match play use			
Note: the variety of over markings will be agreed in due course			

3.6 Amount

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

Aspect	Area
3G artificial grass pitch area 88m x 56m	4928m2
Technical area (to north east side of pitch)	30m2
Hard standing 'respect' viewing area (to south west side of pitch)	245m2
Hard standing goal storage areas (alcoves in fenceline)	140m2
Hardstanding mowing margin (weed / vegetation barrier) around entire AGP perimeter	148m2
Long jump facility	302m2

Hardstanding area for maintenance store	32m2
Hard standing pedestrian access path adjoining south-west corner of new pitch	136m2
Total	**5961m2**

3.7 Layout

The optimum location for a proposed AGP at the school was considered as part of a feasibility study.

Key considerations included:

- Avoidance of unacceptable impact to residential neighbours (noise, visual and lighting)
- Protection of ecology and biodiversity
- Flood risk for the facility itself
- Flood risk in terms of ensuring the development does not increase the flood risk to other nearby areas
- Convenient proximity to changing facilities/welfare
- Convenient proximity to management and supervision offices
- Convenient proximity of vehicular parking areas
- Ensuring the school maintains adequate pitch provision in the remaining natural turf playing field

The proposed Artificial Grass Pitch (AGP) will be predominantly located within the north-eastern field area. This area is sloping grassland and, due to its contours is not currently able to accommodate sporting activity of any particular level/standard. The proposal will result in the school being able to make a far more beneficial utilisation of this area of their fields.

The area remaining in the south-western field will be maintained as natural turf playing fields as required to ensure an adequate amount of pitches are maintained to serve the school's summer and winter sporting curriculum.

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

This location is the furthest distance away from trees.

Construction in this location enables for neatly shaped natural grass slopes to be formed to the perimeter which will help to blend the facility into the contours of the surrounding land.

The proposed AGP location will result in the loss of a grassed area which is not currently able to accommodate sporting activity to any particular level/standard and, as such, does not provide any meaningful benefit to the school's sporting provision.

Alternative locations have been carefully considered including locating the synthetic pitch closer to the school to the west of the playing fields. However the use of this area for a synthetic pitch would mean the school would be unable to apply painted line markings to accommodate athletics which is a compulsory part of the school's National Curriculum. Equally locating the development in this area would result in the loss of 2 Nr natural turf football training pitches.

Locating the facility in an east-to-west orientation at the far north of the playing fields was considered. However this would result in the synthetic pitch being in a more elevated position and therefore more visually prominent.

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

3.8 Scale

The proposed height of new open steel mesh ball stop fencing and entrance gates around the entire pitch perimeter enclosing the Artificial Grass Pitch (AGP) will be 4.5m above ground level.

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.

The proposed floodlight system comprises six (6 Nr) slimline masts mounted with luminaires at a height of 12m high above ground level. Three masts are installed along each longitudinal side of the AGP. A further two (2 Nr) slimline masts mounted with luminaires at a height of 4m above ground level will be located to a new access pathway to the AGP.

3.9 Landscaping

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

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 and 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.

3.10 Appearance

The intention is develop the AGP with minimal visual impact when viewed from any 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:

3.10.1 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.

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

3.10.2 Perimeter Ball Stop Fencing

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

The installed appearance of perimeter ball stop fencing (4.5m high) and a pitch perimeter barrier (1.2m high) will be polyester powder coated RAL9005 Black, 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.

Against a rural background, black or dark green are the fence colours that provide the most discrete appearance.

3.10.3 Floodlights

The installed appearance of the new artificial lighting system will include six (6 Nr) slimline 12m high sectional hinged steel masts finished galvanised (Z275) self-coloured, mounted with fourteen (14no.) LED luminaires and fittings finished raw aluminium.

The installed appearance of the new pathway lighting system will include LED luminaires mounted on two (2 Nr) slimline 4.0m high columns.

3.10.4 Hard Standing Areas

The installed appearance of new hard standing areas (access pathway, goal storage recesses, viewing area/circulation areas) will be grey / black coloured porous asphalt.

3.10.5 Maintenance Equipment Storage Container

The installed appearance of the new maintenance store will be a timber finish, in keeping with the rural surrounds.

3.10.6 Long/Triple Jump Facility

The installed appearance of the new long/triple jump facility will comprise of a blue coloured polymeric runway surface to a sand pit. The blue coloured runway is circa 1m in width x 35m long and when viewed from a distance will appear like a watercourse. Alternative colour options are available for the polymeric surface (including the most commonly used brick red/terracotta) but in this setting, blue is propsoed in order to reduce visual impact.

3.11 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.

The established vehicular entrance adjoining Bowland High School comprises an even textured asphalt surface and is accessible for persons with mobility problems.

Similarly, hard standing pavements around the onsite car parking areas and new hard standing areas proposed around the Artificial Grass Pitch (AGP) are all accessible for disabled persons.

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

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

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

New trips would be generated following the introduction of the Artificial Grass Pitch (AGP) during the daytime and evening weekday periods and during weekends.

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 0800 to 2100hrs Monday to Friday and 0900 to 1600hrs Saturday and Sunday.

The expected usage of the facility outside of school hours would be primarily by local organisations, local sports clubs and community groups from the local area.

The school already has a significant amount of parking consisting of;

- car park bays – 105 Nr
- light goods vehicle bays – 2 Nr
- disability bays – 5 Nr
- bus bays – 3 Nr

The site has clear signposting with a 5 mph speed limit and a traffic management plan in place. The proposed location of the proposed development means the parking facilities are within easy access.

Usage during the school day will be by Bowland High School and so will not represent any increase on the existing demand for car parking.

Usage outside of the school day, i.e. during evenings and weekends, will be at times when the school car parking areas are free from teaching staff and so the existing arrangement has ample capacity to meet demand.

The main period of use of this facility, external to school term time, will be within the football season (August to May) catering for football training and development activities.

The school will manage traffic volumes accordingly when events are scheduled to mitigate onsite car parking congestion.

The school will promote the use of shared transport (i.e. car sharing or mini-bus) and also green travel (i.e. cycling) to pitch users and organisers and spectators.

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 1800 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.

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

Existing car parking arrangements will accommodate the maximum number of vehicles assumed to be required at any one time and there would be no overspill of demand onto the public highway.

Regular traffic movements associated with the regular school 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.

As such, and no adverse pressure to the onsite parking provision is envisaged and it is concluded that onsite 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 and Bowland High School is committed to encouraging green travel and the use of public transport modes.

3.12 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'.

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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 5 of Sport England's Playing Fields Policy and Guidance 2018.
- 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. It is noted that districtwide local plans map the school playing fields within an Area of Outstanding Natural Beauty (AONB). The development of an Artificial Grass Pitch (AGP) is possible within an AONB if the proposal is sensitively prepared and reduces impacts to within acceptable limits. This will apply to both human and protected species (ecology) impacts

4.4 National Planning Policy Framework (Feb 2019)
Section 2 - Achieving Sustainable Development

Policy extract:

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

*a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

*b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*

*c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

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

This proposal aims to contribute to the above areas.

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

In a sporting context, this proposal seeks to:

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

4.4.1 Maintenance/ Management Considerations and Sustainability

The 3G pitch will be operated and managed by Bowland High School under existing arrangements in place. The school has approximately 570 students and has a site grounds team of 2 full time employees.

The opening and closing of the facility will be managed by this site team as the pitch will be located in the secure grounds of the school. The floodlights and the access to the school will be monitored by this team with the added assurance of the CCTV system the school has in place. Whilst any of the schools facilities are in use, there is always at least one of the site team on site to coordinate the use and to deal with any enquiries/emergencies.

The school has a significant amount of parking, clear signposting with a 5 mph speed limit and a traffic management plan in place. The proposed location of the proposed development means the parking facilities are within easy access.

The general maintenance of the facility will be carried out by the above team along with the addition of specialist maintenance throughout the year.

The requisite pitch booking systems and processes are in the process of being developed.

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

The School will extend their current 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

4.4.2 Energy and Waste Reduction

The proposed development will require the removal and redevelopment of part of a grassed field at Bowland High School. 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.
- The floodlight system shall include photocell units and time clocks, to ensure it is not physically possible for the floodlighting system to illuminate before dusk and cannot be left switched on beyond the permitted curfew hour.
- For the artificial grass playing surface, modern textile manufacturing methods and technology continue to advance. As such, it is common place for artificial grass surfaces to be recycled at the end of their life cycle and be re-made into new similar surfaces or other products. It 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
- Implemented with best practice construction techniques to minimise waste and pollution

4.5 National Planning Policy Framework (Feb 2019)
Section 8 – Promoting Healthy and Safe Communities

Policy extract:

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

97. Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

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

This is re-affirmed 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 field, it must be noted that due to the site contours and the gradient of this area of the school's fields, it is not possible for this area to be used for any sporting purposes to any particular standard. The scheme would provide a purpose built facility that would facilitate a far greater level of use for sport and recreation throughout the whole year.

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

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

The proposed location will afford convenient pedestrian and maintenance access as well as providing for suitable management, supervision and security by the school's grounds team and administration teams.

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

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

It will deliver genuine beneficial outcomes as follows:

- Implement social, recreational and cultural facilities and services for community needs to enhance the sustainability of the school and the Ribble Valley.
- 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.
- Make beneficial usage of an existing sloping area of the school's fields resulting with better provision provided by a durable Artificial Grass Pitch (AGP).

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

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

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

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

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

4.6 National Planning Policy Framework (Feb 2019)
Section 14 – Meeting the Challenge of Climate Change, Flooding and Coastal Change

Policy extract:

163. When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:
a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
b) the development is appropriately flood resistant and resilient;
c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;
d) any residual risk can be safely managed; and
e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

164. Applications for some minor development and changes of use51 should not be
subject to the sequential or exception tests but should still meet the requirements
for site-specific flood risk assessments. Site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.

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

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

4.6.1 Flood Risk Assessment

Please refer SSL2777 Appendix E 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 proposed development site is located within Flood Zone 1 (Low Probability).

The area proposed for the development is generally at a very low risk of surface water flooding with areas of high and medium risk elsewhere within the playing fields. The level of risk is considered acceptable for a water compatible development such as a synthetic pitch.

The drainage strategy has been designed to ensure the surface water drainage system can accommodate storms of up to a 1 in 100 year event plus an allowance for 40% climate change.

Surface water will be attenuated to greenfield equivalent rates and discharged to the watercourse within the application site. Attenuation will be provided within the permeable sub-base below the sports pitch.

There is no foul water drainage associate with this 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 Coastal Change'* to the National Planning Policy Framework.

Based on the above, 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 (Feb 2019)
Section 15 – Conserving and Enhancing the Natural Environment

Policy extract:

172. Great weight should be given to conserving and enhancing 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 these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. Planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

a) 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;
b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

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

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

4.7.1 Noise Impact

It is acknowledged that the application proposal would result in extended times of use of this area of the school site; particularly during winter months; which is resultant from an intensification of use made possible by the enhanced durability of 3G artificial grass playing surface in comparison to natural turf and the introduction of a floodlighting system.

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

Monday to Friday	0800 hours to 2100 hours
Saturday and Sunday	0900 hours to 1600 hours

The nearest residential properties to the proposed Artificial Grass Pitch (AGP) are circa 200m 'as the crow flies' to the south of the proposed AGP location and are located behind the hill/brow on which the school buildings sit. The next nearest properties are to the north-west of east of the site, both of which are in excess of 300m away from the proposed AGP location.

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.

To manage noise generated by use of the facility, the School will introduce a noise management plan with procedures to minimise any potential noise impact from users of the facility.

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

The plan will ensure that:

- 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.

4.7.2 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 polyester powder coated black, six 12m high slimline floodlight columns and a timber maintenance store.

Perimeter fencing would be open steel mesh to a 4.5m total height and black in colour which would assimilate into the rural context of the area.

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

The installed appearance of the new long/triple jump facility would comprise of a blue coloured polymeric runway surface to a sand pit. The blue coloured runway is circa 1m in width x 35m long and when viewed from a distance will appear like a watercourse. Alternative colour options are available for the polymeric surface (including the most commonly used brick red/terracotta) but in this setting, blue is propsoed in order to reduce visual impact.

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

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 school fields 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 hours.

During winter months especially, this proposal would represent intensification in the usage of the site by way of a floodlighting system.

The proposal requests usage of the Artificial Grass Pitch (AGP) up to 21:00 hours throughout the week (Monday to Friday) and up to 16:00 hours at weekends (Saturday and Sunday) which is necessary to accommodate the expected demand for the new facility.

It is important to understand that the proposed hours of use have been carefully considered with times limited to those needed by Bowland High School 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. 3G synthetic turf is designed to look like natural turf, unlike the older type sand filled 'astroturf' type surfaces.

4.7.5 Visual Amenity – Building level

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

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

These changes will demand a circa 2.5m cut from the Northern proportion of the AGP footprint and a subsequent 1.1m fill along the South Western proportion of the AGP footprint. A balanced cut and fill operation would be carried out in order to reduce the need to import any 'fill' material to site, thereby providing a more environmentally friendly design solution which will reduce construction programme and reduce construction traffic movements.

Once groundwork is complete, it will be necessary to demand cut, shape and form grassed embankments to tie the AGP into surrounding land.

The levelling works would not compromise on the openness of the site or the visual amenities of the AONB. Whilst the development of the 3G pitch would introduce a physical feature into a rural environment, due to the nature of the surrounding topography and landscaping it would not be readily overseen and would not have a significant visual impact on the natural beauty of the area.

4.7.6 Visual Amenity – Floodlight Masts

The proposals incorporate the provision of six (6no.) 12m high slimline floodlight masts mounted with associated luminaires around the perimeter of the Artificial Grass Pitch (AGP) and three (3no.) 4m high slimline floodlight masts to the access footpath. Note that one of the masts to the footpath may be omitted as the LED luminaire could be installed to the pitch fence post.

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

These are new structures that would clearly be visible when overlooking the site. A galvanised only finish of the columns has been selected as the preferred solution in terms of being more discreet against the background of the (often) grey UK skies.

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

There are numerous posts supporting overhead cables/telegraph wires and street lights within the local rural area and, with the floodlight columns being of a slimline design, it is not felt the columns will provide an unacceptable visual impact. The fact that as part of the site levelling operation the north end of the development will be lowered by circa 2.5m will also serve to reduce the 'visible' aspect of the floodlight columns to that area of the pitch.

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

In terms of the visual impact of the fencing, the elevation will consist of a weld mesh design comprising see-through mesh, coloured black. 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.

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

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

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 school 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.

Controlled hours of use	Limitation of the lighting impact will be controlled by the strict management of permitted operating times. Automatic time clocks will be installed to ensure lights are extinguished at the curfew hour every night of use. Time clocks will be set to operate within a pre-programmed time including a seasonal changeover facility for BST and GMT. Usage of the floodlighting 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.
Sympathetic appearance	The finish of the proposed 3G artificial grass will offer a similar appearance to amenity grass / sports turf. 3G synthetic turf is designed to look like natural turf, unlike the older type sand filled 'astroturf' type surfaces. A balanced cut and fill site levelling operation will be carried out which will allow for the formation of neatly shaped banks/batters. Due to the nature of the surrounding topography and landscaping it would not be readily overseen and would not have a significant visual impact on the natural beauty of the area The open mesh ball-stop fencing will be discreet against a rural background. The floodlight masts will offer a slim-line profile, which will minimise daytime impact.
Acoustic / visual attenuation	Fence panels will be insulated from the posts using neoprene rubber washers to be fitted to every fence post / mesh fixing to aid noise reduction by reducing rattle and vibration from ball impacts. Also unlike a small ball-court, playing lines shall be permanently marked at a distance of 3m away from the pitch perimeter to mitigate balls impacting onto the fence.
Efficient floodlight design	The proposed artificial lighting design complies with the requirements for an Environmental Zone E1, which is relatively uninhabited rural areas, National Parks, Areas of Outstanding Natural Beauty, IDA buffer zones etc.

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 our of 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 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 Appendix A Floodlighting Performance Report. Light spillage does not impact on any local residential properties or highways.
The types of sport to be played on the pitch and the standard of play - both of which will have an influence on the amount of illumination required.	The standard of football activities includes FA affiliated junior / youth football (highest level of competition).
Details of columns – number, height and finish.	The proposed floodlight system comprises steel masts, hinged, finished galvanised (Z275) self-coloured. To AGP - 6no. 12m high masts To access footpath – 3no. 4m high masts (note one of the footpath masts may be omitted through installation of one of LEDs to a fencepost)
Details of luminaires – number, types, dimensions, finish and output of lamps fitted, to include manufacturer's technical information.	Philips Optivision LED gen3 luminaires BVP527 and BVP517. The luminaires, manfuactured by Philips Lighting, have been selected as they provide a complete lighting system even for the most complex of areas. They are a high efficiency luminaire with low energy consumption and meet the highest performance standards providing outstanding uniformity. They enable highly precise light distribution with minimum spill light, which is even more vital given this AONB site location. They are also dimmable which provides reduced level lighting options when the pitch is only be used for training purposes. The design of the luminaire allows for a slimine fitting, much less obtrusive than other fittings. Refer to 'Appendix B – Floodlighting LED Data Sheet' for technical information and images
Details of any cowls/hoods/shades/baffles that maybe needed to control light spill and glare – number, dimensions and finish.	The specific type of luminaire proposed has a zero upward light ratio. The spill limiting technology provided by the Philips Optivision LED gen3 luminaire offered the significant light control required, and complete with its internal louvres, will ensure that we can achieve the controlled spillage levels indicated on the lighting scheme design submitted as part of this application. The lighting system design will comply with recommendations published within ILP Guidance Notes for the Reduction of Obtrusive Light 2020 and importantly, as the site is located within an AONB, adheres to the requirements of an environmental zone E1. On completion of the installation, the system will be tested and commissioned to ensure the LUX levels submitted as part of this application are achieved and not exceeded.
Plan showing pitch with the location/position of lighting columns and luminaires.	Refer to drawing 'SSL2277 05 Proposed Floodlighting' and 'Appendix A - Floodlighting Performance Report', 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	Refer to 'Appendix A - Floodlighting Performance Report'
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).	Refer to drawing 'SSL2277 05 Proposed Floodlighting' and 'Appendix A - Floodlighting Performance Report'.

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 7.9.0.0) 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

The floodlight system has been designed in such a way to allow each individual section of the pitch to be individually programmed to facilitate economical management and prevent over lighting to areas of the pitch 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.

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 GN01/20 (as included in Appendix C). This document categorises the environment into five zones ranging from E0 (Protected) to E4 (Urban).

The site at Bowland High School would fall into Zone E1, which is deemed as 'Natural' surroundings including Areas of Outstanding Natural Beauty, National Parks and relatively uninhabited rural areas.

The ILP design guidance for environmental zone E1 is as follows:

Obtrusive Light Limitations for Exterior Lighting Installations – Maximum value of vertical illuminance on properties					
Sky Glow ULR [Max %]	Maximum value of vertical illuminance on properties		Luminaire Intensity I [candelas]		
	Pre curfew	Post curfew	Pre curfew	Post curfew	
0	2 LUX	<0.1 LUX	2500	0	

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 GN01:2020, 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 Optivision LED gen3 luminaires BVP527 and BVP517, manufactured by Philips Lighting, have been selected as they provide a complete lighting system even for the most complex of areas. They are a high efficiency luminaire with low energy consumption and meet the highest performance standards providing outstanding uniformity. They enable highly precise light distribution with minimum spill light, which is even more vital given this AONB site location. They are also dimmable which provides reduced level lighting options when the pitch is only be used for training purposes. The design of the luminaire allows for a slimine fitting, much less obtrusive than other fittings.

Please refer to 'Appendix B – Floodlight LED Data Sheet' 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 12m 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 very low vertical overspill and good uniformity on the playing surface to ensure that the 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.

On this basis, 12m 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 'Appendix A Floodlighting Performance Report', 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:

Period	Property	Result
Artificial Grass Pitch (maintained usage incorporating 0.9 maintenance factor)	Average illuminance Uniformity	218 Lux 0.68 Min / Ave
Access Pathway	Average illuminance Uniformity	20.3 Lux 0.65 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 0.9 to account for environmental conditions and depreciation of light output between cyclical maintenance, including bulk lamp change.

4.7.10.6 Obtrusive Light Calculation

Refer to Appendix A Floodlighting Performance Report, in order to establish obtrusive light calculations.

The nearest residential properties to the proposed Artificial Grass Pitch (AGP) are circa 200m 'as the crow flies' to the south of the proposed AGP location and are located behind the hill/brow on which the school buildings sit. The next nearest properties are to the north-west of east of the site, both of which are in excess of 300m away from the proposed AGP location.

Lighting Intrusion is calculated at less than 2 Lux within 10m of the perimeter of the new facility at ground level and at a height of 1.80m above ground level. This ensures that light intrusion will not impact on the nearest residential properties. The design is comfortably below the pre-curfew and post curfew thresholds for a development within environmental zone E1.

All floodlights will be extinguished at the permitted curfew time and therefore, light intrusion will be 0 Lux which is accords with the post-curfew 0 Lux threshold for a development within environmental zone E1.

All floodlights will be extinguished at the permitted curfew time and therefore, luminaire intensity will be 0 candela which is accords with the post-curfew 0 candela threshold for the environmental zone E1.

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 2019.

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, 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".

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 218 Lux with a 0.68 min/ave uniformity. This is in accordance with the minimum standards required by The Football Association (FA) (FIFA Class II) for varying types of play.

The maintained illuminance values are calculated using a maintenance factor of 0.9. 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 2 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 E1 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 the problem be minimised?

- Do not "over" light. This is a major cause of obtrusive light and is a waste of energy. There are published standards for most lighting tasks, adherence to which will help minimise upward reflected light.
- Dim or switch off lights when the task is finished. Generally a lower level of lighting will suffice to enhance the night time scene than that required for safety and security.
- Use specifically designed lighting equipment that minimises the upward spread of light near to and above the horizontal. Care should be taken when selecting 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 floodlighting installation, the system will be tested and commissioned to ensure the agreed 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.

As such the results provided are the worst case in design format.

4.7.10.12 Lighting Assessment Conclusion

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 12m 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 BVP527 & BVP517 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 E1 (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 E1 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 E1 location and as such; does not create an unacceptable impact by way of artificial lighting.

8. All luminaires have a zero upward light ration to limit overspill 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 proposed location of the AGP within the site footprint, 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 5 of Sport England's Playing Fields Policy and Guidance 2018.

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	The application site is presently a sloped grass field area situated at Bowland High School. The majority of the development site cannot currently be used for any meaningful sporting purposes due to the topography of the land. This proposal seeks to replace a proportion of this field with an Artificial Grass Pitch (AGP) and associated perimeter ball-stop fencing, hard standing areas for pedestrians and maintenance access and an artificial lighting system. The proposal also includes a synthetic surfaced long/triple jump facility designed for school usage. The removal of an area of the grass field to enable the development of the proposed Artificial Grass Pitch (AGP) is unavoidable. Bowland High School is of particular importance to the development of sport in the local area. The preferred location will result in convenient player and pedestrian access as well as effective management of the proposed Artificial Grass Pitch (AGP). The proposed AGP will be sited close to existing onsite facilities; providing convenient access to and from changing/welfare facilities. Refer to drawing SSL2277 06 Playing Field Markings which illustrates the proposed line marking provision for the remaining playing field area.
Existing community use of the playing field	There is currently no community access of the grass field area. The topography of the land, together with drainage/flooding issues, mean that the area is not suitable for general community usage.
Community use of the proposed sports facility	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. 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. The AGP will support FA affiliated junior / youth football (highest level of competition), along with mid-week training and coaching activities. In addition to up to 8 hours each day of school usage (Monday to Friday), it is anticipated the new facility will provide for the following community usage; Term Time Community Use = up to 3 hours each day (Monday to Friday) Community Use = up to 7 hours each day (Saturday & Sunday) Out of Term Time Community Use = up to 8 hours each day (Monday to Friday) Community Use = up to 7 hours each day (Saturday & Sunday) This proposal would meet with the aims of national and local policies and would provide much needed improved sports facility at Bowland High School. Within the local area there is an ageing population. The school has received positive feedback to suggest that activities such as walking football would be supported by the local community, many of whom are ex-football players and are keen to play football. The school would actively support the allocation of sufficient time slots for walking football as part of the community usage. Whilst the school is located within an area that does not have a high percentage of people of black and ethnic backgrounds, the school is part of a Trust and has partner school at Witton Park Academy in Blackburn. Although the proposed development at Bowland High School is not designed as a shared facility with this partner school, there are plans for future Trust events with 'shared' activity days. This would involve children from each school visiting each others schools which will improve social integration. The basis for such 'shared' activity days would predominately be sport (eg Trust Sports Competitions) and the development of this facility would be key to this whole idea.

	The impact on the existing school fields will mean that an area currently unusable for any meaningful sport or recreation can be used intensively to the benefit of the community.
Community access formally secured through a community use agreement	A Community use agreement with key partners will be established and managed on a formal basis. It is envisaged that the requirement for this community use agreement would be inserted as a planning condition and such an agreement would follow the Sport England template. The provision of the new external Artificial Grass Pitch (AGP) will provide increased usage in comparison to the existing site during the daytime and evenings. This extended use is possible because the proposed floodlit Artificial Grass Pitch (AGP) is more resilient during winter weather conditions and with new floodlights, evening activities will enable the facility to be used to its full potential. The AGP also avoids close season maintenance works. The proposal will provide a much needed facility which would enable sport to be played throughout the year.
Sport related benefits of the proposed artificial grass pitch for the applicant and the community This explanation should provide detail on the deficiencies of the existing facilities and set out how the new facilities will address such deficiencies and help with the delivery of sport and meet community facility needs	The local surrounding area 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. The school is working towards the Carnegie Mental Health Award which is an initiative by the Department for Education which recognises the direct link between positive mental health in schools and successful educational outcomes. As such mental health is a strategic priority for Bowland High School and developing a culture that promotes mental well-being is vital. The development of this 3G facility will help ensure the school has external facilities to offer physical activity 12 months a year, something which currently it cannot do. This will only serve to provide an emotionally healthier environment for the school and community. The proposed AGP will accord with Sport England's and The Football Association's technical design guidance for Artificial Grass Pitches (AGPs). The provision of the Artificial Grass Pitch (AGP) could be used continuously throughout the year and intensively due to its artificial grass surface and floodlighting. Bowland High School are typically unable to offer any on-site outdoor sports provision for between 6 and 12 weeks of the year, due to the playing fields being flooded This equates to between 252 and 504 hours of PE curriculum time where activity is limited to a tarmac school yard area, or just not doing PE at all. The new 3G facility would help reduce the pressure when grass pitches are unavailable and ensure no lost PE time. The proposed AGP would make a significant contribution towards addressing the unmet demand for modern football facilities in the local area and will allow Bowland High School 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. This project will support Sport England's key goals in the following ways: ▪ Increasing the number of people playing sport for at least 30 minutes once a week ▪ Developing new teams and participation opportunities ▪ Recruiting new players to all football formats ▪ Providing quality training and match play facilities ▪ Achieving growth in adult participation ▪ Providing juniors supported pathways into adult teams ▪ 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
Explanation of which sports the new artificial turf pitch will accommodate	With football being the targeted sport, the appropriate surface choice is 3G artificial grass containing a 60mm pile (this being regarded by The Football Association as the most suitable artificial playing surface for community football and youth development). Sport England guidance** describes this as a 'preferred football surface' and capable of high level competition / training (national/international). ***Sport England's guidance document 'Selecting the Right Artificial Surface for Hockey, Football, Rugby League and Rugby Union' Issue 002 / December 2010.*
Proposed surface type	3G artificial turf
Sustainability	Arrangements to ensure the long term maintenance of the facility will be established, along with a necessary sinking fund to ensure the long term benefit of the facility and the appropriate replacement of the artificial surface, floodlights and pitch furniture at the end of life cycles.
Accurate site plans (to scale) showing the existing and (if applicable) proposed winter and summer playing pitch layouts on the playing field. This information is required in order to make an informed assessment of what impact the proposed development would have on playing pitch provision.	The application site is located onto an existing grassed field area. Due to the size of the remaining playing field, other sports (winter and summer) can be accommodated satisfy winter and summer sporting requirements at the school.

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 Identifying the Need

Identifying the need for this development can be addressed by looking at several key indicators;

A. RIBBLE VALLEY LOCAL FOOTBALL FACILITY PLAN (2019)

The need for this project can be identified from a strategic point of view by the outcome of the 2019 Ribble Valley Local Football Facility Plan.

This Plan is put together to identify priority projects for investment in the Ribble Valley.

Whilst the Plan is not to be used as a evidence base for site change of use, it does still provide some useful information regarding the current supply within the local area.

The plan recommends the future development of 3G full size and small sided facilities to meet a shortfall.

At the time the Plan was published, it was identified there was a need for 4 Nr 3G pitches within the Ribble Valley. This is on the basis of FA 3G demand modelling as there was not Playing Pitch Strategy in place.

Since then, 1 Nr full size 3G pitch has been constructed at Edisford Sports Complex but the Plan identifies that there is still a shortfall of 3 Nr 3G facilities given the demand (something that the applicant has had confirmed within some of the letters of support received from local clubs).

Note - There is another 3G pitch at Clitheroe Royal Grammar School but this is not open for any community access and so did not form part of the analysis within the Ribble Valley Local Football Facility Plan. Other small sided 3G facilities are located at Edisford Sports Complex (two 5 v 5's) and Langho FC (one 5 v 5).

The proposed development would help to satisfy some this demand.

B. SPORTS PARTICIPATION

The Sport England Active Lives Survey measures overall engagement with Sport and Physical Activity. It measures the number of people aged 16 and over who take part in sport and physical activity.

The most recent results from May 2017 - May 2018 found that 27.6% of individuals in the Ribble Valley are classed as 'inactive' (meaning they participate in sport or physical activity for less than 30 minutes per week). This is higher than the national average of 25.2%.

The development will provide a resource to improve those members of the community that are inactive or have health issues.

C. OTHER KEY POINTS

A previous Ofsted Report for the school was particularly critical of the lack of external space within the school grounds for children to run about and undertake structured sport activities. This proposal would address this issues.

The project is identified as a priority on the Bowland High School's Improvement Plan.

A volume of letters of support have been received from a variety of local sports clubs including:

- All seven Cluster Primary Schools (Bolton by Bowland, Brendands Slaidburn, Chatburn, Gisburn, Grindleton, Thorneyholme and Waddington/West Bradford)
- Bolton by Bowland, Slaidburn, Gisburn, Clitheroe and Pendle Young Farmers,
- Lancashire Federation of Young Farmers,
- Clitheroe Wolves FC,
- Grindleton Brownies and Guides,
- Slaidburn and Gisburn Cubs Scouts, Brownies and Guides,
- Clitheroe Scout Group,
- Rimington FC,
- Grindleton FC,
- Waddington FC,
- Bowland Gamebirds,
- Bolton by Bowland Cricket Club,
- Chatburn Cricket Club,
- Waddington Cricket Club
- FANS,
- Clitheroe Lady Farmers,
- Grindleton WI,
- Montessori Toddlers,
- Rugby Tots,
- Rotary Club,
- Sawley WI.

Bowland High School and associated community members pushing the development have worked on a business and development plan. It is important to understand that community usage of the facility is key to ensure the sustainability of the facility over its life span. Revenue taken in will be needed for the general usage costs, maintenance along with a sinking fund to replace the surface and other components throughout its life span.

With regards to how this facility would impact on the school, there are 76 hours of PE teaching per fortnight with each lesson being one-hour. Typically the school has 2 classes in PE at any given time, of which one class would be inside and one would be outside. So during school hours, the outside facility would always be used by at least one PE class.

The key drivers of seeking develop this facility are 4 fold:

(I) Provide Bowland High School with a first-class resource to ensure their sports curriculum can be delivered. Bowland High School are the only secondary school in the Ribble Valley that do not have their own synthetic turf sports pitch and the lack of sufficient usable outdoor space to cater for the pupils was noted in a previous Ofsted report.

(II) Provide a well designed facility that, as has been demonstrated, will be available for the local community and community groups

(III) Encourage exercise and a healthy lifestyle for the local community and Bowland High School students all year round.

(IV) Ensure that the development is a carefully planned, managed and sustainable and is sympathetic given the rural site setting.

4.13 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:

4.13.1 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.

4.13.2 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

4.13.3 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.

4.13.4 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 GN01:2020

4.13.5 Generally

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

5. Conclusions

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

- The proposed Artificial Grass Pitch (AGP) will replace existing grassed area with better quality provision, thereby providing access to greater quantity of provision in a suitable location and supported by effective and appropriate management arrangements; whilst implementing best practice construction techniques to minimise waste and pollution; in accordance with Achieving Sustainable Development of the National Planning Policy Framework (2019).

- 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 (2019). The proposed AGP would be available for use by partner organisations and community groups organised by Bowland High School. The proposed AGP would make a significant contribution towards addressing the unmet demand for modern football facilities and will allow visitors to the school 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 14 – Meeting the Challenge of Climate Change, Flooding and Coastal Change of the National Planning Policy Framework (2019).

- 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 15 – Conserving and enhancing the natural environment of the National Planning Policy Framework (2019).

- The proposal would be appropriate development within an AONB, in accordance with Section 15 – Conserving and enhancing the natural environment of the National Planning Policy Framework (2019).

- The proposal would ensure that performance of the proposed artificial lighting (floodlighting) system complies with that required for an Environmental Zone E1 (ILP), in accordance with Section 15 – Conserving and enhancing the natural environment of the National Planning Policy Framework (2019).

- The proposal would contribute to the fulfillment of a school and local community need

- Previous Ofsted Report for the school has been particularly critical of the lack of external space within the school grounds for children to run about and undertake structured sport activities. This proposal would address this issues.

- 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 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 school grounds and will not appear inappropriate to any view looking into the Bowland High School 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 in terms of impacts from noise and/or 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.

- No alternative locations are available closer to the school. Other possible locations within the playing field would increase the visual impact within the AONB or would result in the loss of the existing limited sports provision for the school.

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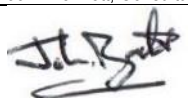
Signature	
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