DESIGN AND ACCESS STATEMENT

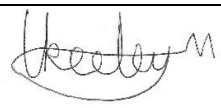
G-234211 BRIAN HOLDEN MEMORIAL PLAYING FIELDS

SYNTHETIC TURF PITCH

LABOSPORT

D&A STATEMENT
G-234211 BRIAN HOLDEN MEMORIAL PLAYING FIELDS – SYNTHETIC TURF PITCH

CLIENT	Ribble Valley Borough Council
SITE ADDRESS	Mardale Playing Fields Mardale Rd Longridge Preston PR3 3EU
CLIENT CONTACT	Mark Beveridge
FF PROJECT NUMBER	G-234211

DOCUMENT NUMBER	25-0628_G-234211_DAS_V2	
VERSION NUMBER & DATE	2.0	16/06/2026
REPORTED BY		Oliver Gadsby Project Design Consultant (PDC) Oliver.gadsby@labosport.com
APPROVED BY		Louis Keeley Senior Consultant & Framework Manager Louis.keeley@labosport.com

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

CONTENTS

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Section 1 – General Information and Briefing Notes

General Information	
SITE ADDRESS	**Brian Holden Memorial Playing Fields** Mardale Rd, Longridge, Preston PR3 3EU
APPLICANT	Mark Beveridge Ribble Valley Borough Council Council Offices Church Walk Clitheroe Lancashire BB7 2RA
PLANNING AGENT	Oliver Gadsby – Consultant Labosport Ltd Unit 3, Aerial Way Hucknall Nottingham NG15 6DW
PROPOSAL DESCRIPTION	**The creation of a Synthetic Turf Pitch at Brian Holden Memorial Playing Field PR3 3EU, including Fencing, Floodlighting & Ancillary Equipment.**

ADDITIONAL SUBMITTED DOCUMENTS AND DRAWINGS

Name	Item	Completed
25-0628_G-234211_01_Location Plan	Drawing	☒
25-0628_G-234211_02_Site Plan	Drawing	☒
25-0628_G-234211_03_Pitch Layout	Drawing	☒
25-0628_G-234211_05_Elevations	Drawing	☒
25-0628_G-234211_06_Existing & Proposed Layouts	Drawing	☒
26-0628-03 - Brian Holden_Topo	Drawing	☒
D&A Statement: 25-0628_G-234211__DAS	Document	☒
Pitch Components: 25-0628_G-234211_PC	Document	☒
Desktop Study: STX7134-R01-Rev_A	Document	☒
Ground Investigation: STX7134-R02-Rev_A	Document	☒
Electrical Capacity Survey: Within Ground Investigation Report	Document	☒
Topsoil Laboratory Testing: Within Ground Investigation Report	Document	☒
Pitch Lighting Design: Brian Holden Memorial 6 x 15 m columns Louvred A35 LO Optic 200lux 20260210	Document	☒
Drainage Design: R-00338-001-0-SWS - Surface Water Strategy	Document	☒
Preliminary Ecological Appraisal:	Document	☒

	PEA - MARDALE RD, PR3 3EU - 45639619 – V2 - 03-02-26 - COPY		
	Biodiversity Net Gain Calculations: BNG Part 1 - Mardale Road PR3 3EU – V2 - 06.02.2026 Statutory Biodiversity Metric - Mardale Rd PR3 3EU - V1 - 06.02.2026	Documents	☒
	Noise Assessment 11842_Brian_Holden_Memorial_Preston_AGP_OP - 1st Issue	Documents	☒

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

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Section 2 – Design Statement

General Information	
DEVELOPMENT LOCATION	The location of the proposed STP is shown below: **Brian Holden Memorial Playing Field, Mardale Rd, Longridge, Preston PR3 3EU** Centred approximately at National Grid Reference: **Easting: 359716** **Northing: 435984**
EXISTING SITE OVERVIEW	The proposed location of the STP is an existing natural turf playing field used for football.
PROPOSAL DESCRIPTION	Planning permission is sought to create a Synthetic Turf Pitch with associated features including: • Installation of a new FA guideline 11v11 Synthetic Turf Pitch (STP) sized 91 x 55m with additional FA recommended 3m safety run off, with additional cross play line markings. • Installation of goal storage / spectator areas around the STP. • Installation of storage container within spectator area to house pitch maintenance equipment and to ensure clean access for maintenance equipment to the pitch. • New Twin Bar Panel fencing system 4.5m (maximum) high around the surround of the pitch, with 1.1m high spectator fencing internal to the facility footprint to separate the spectator area and the STP. • Installation of Pitch LED floodlighting system.
PURPOSE AND USE	This application seeks planning approval to create a synthetic turf sports pitch in accordance with relevant technical guidance. The facility will be designed to meet the following sporting provision(s): Football – FIFA Quality Performance Standard (for admittance to the FA Register) The proposals will result in the loss of a natural turf playing pitch, however the provision of the new STP will provide increased potential usage in comparison to the existing natural turf surfaced pitch, for benefit of current and potential future users of the facility, both during the day and evenings / weekends via pre-arranged and structured community access. Synthetic Turf Pitches are more durable compared to natural turf, especially during winter weather conditions, which offers increased opportunity for sports use to improve the health and wellbeing of the local community. The proposed facility will offer a variety of football pitch sizes and training areas suitable for a range of age groups within the same enclosed playing space. This supports grassroots sport development plans as well as meaning the pitch can cater for a wide array of potential users (in comparison to the existing pitch). The STP will be capable of supporting the following formal pitch arrangement(s): **Application Type** / **Pitch Size** / **Quantity** 11v11 Football / 91 x 55m / 1 9v9 Football / 73 x 46m / 1 7v7 Football / 55 x 37m / 2 5v5 Football / 37 x 25.5m / 4 This is in line with FA / FF Recommended Pitch Layout documentation.

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<table>
<tr><td>PROPOSAL LOCATION</td><td>Pictures from the site investigation providing context as to the location for the proposed development are included in Appendix A.

Further details of the proposed development are contained within this report and additional documentation (drawings and survey documentation).</td></tr>
<tr><td>DEVELOPMENT AMOUNT</td><td><table>
<tr><th>Aspect</th><th>Area (m2)</th></tr>
<tr><td>Synthetic Turf Surface Area Approx.
(Main Pitch Size 97 x 61m)</td><td>5,917</td></tr>
<tr><td>Pathway and Hardstanding</td><td>450</td></tr>
<tr><td>Total Development Area (Approx. inc BNG Area)</td><td>6367</td></tr>
</table></td></tr>
<tr><td>HOURS OF USE OF DEVELOPMENT</td><td>The proposed hours of use for the development are shown below:<table>
<tr><th>Day</th><th>Start Time</th><th>End Time</th></tr>
<tr><td>Monday-Friday</td><td>08:00</td><td>22:00</td></tr>
<tr><td>Saturday</td><td>08:00</td><td>22:00</td></tr>
<tr><td>Sunday / Bank Holiday</td><td>08:00</td><td>22:00</td></tr>
</table></td></tr>
<tr><td>SPORTING PROVISION</td><td>The area of proposed development of the STP currently hosts a natural grass area used for football and therefore all current provision can be maintained with no loss of pitches.

Sport England and the Football Foundation confirmed that the proposal meets an identified strategic need for a 3G training facility in the Longridge sub-area and is identified as a priority project within the Ribble Valley Local Football Facilities Plan. While the development results in the loss of an existing grass pitch, it is considered that the increased usability and year-round training capacity of the 3G pitch provides a wider sporting benefit, with adult match play still capable on the proposed pitch size. Existing and proposed layout drawings have been provided as part of the submission to demonstrate that the requested requirements can be accommodated within the site.</td></tr>
<tr><td>SITE LAYOUT AND LOCATION</td><td>The optimum location for the proposed STP was considered based on convenient proximity to:
Any changing facilities
Any welfare accommodation
Any reception facilities
Any management / supervision offices
Any vehicular parking areas
It was concluded the proposed application area provides the best solution in relation to the above considerations, given the specific site scenario and requirement to maintain other aspects of the site.</td></tr>
</table>

Facility Design	
PITCH DIMENSIONS	The development is to include: • Main synthetic turf pitch size of 91 x 55m (FA Guideline 11v11 size pitch) with 3m run off around the pitch footprint (as per FA recommendations). • Additional painted line markings for cross play pitch usage, as outlined in design drawings. • Goal Storage / Spectator Hardstanding Areas. • Doc-M Compliant Access Pathway.
SURFACE LEVEL & GRADIENTS	A topographical survey of the site has been undertaken to ascertain the development perimeter, levels of the ground and any salient features within the area. This has been submitted as an additional drawing. The information has been used to develop the proposed design. The playing field generally falls from north to south across the area proposed for the pitch. The measured longitudinal gradient is approximately 1.12%, with a lateral gradient of 0.25%, resulting in a maximum combined gradient of 1.15%. While these gradients are relatively modest and do not present significant constraints to the overall layout, cut-and-fill works will be required to achieve the finished formation levels and ensure compliance with pitch construction tolerances. It is recommended to build a sports pitch to a maximum gradient of 1%, where possible, to maintain good sporting characteristics.
CONSTRUCTION MAKE UP	Typical construction build-up for synthetic turf pitch development includes either: Dynamic Base Synthetic Turf Pitch Construction • Pitch Synthetic Surface • Shockpad Layer • Dynamic Stone Layer • Sub Base Layer (typically 200-300mm of crushed stone) unless sub surface conditions dictate an alternative approach to ensure quality of installation and/or potential attenuation of surface water • Formation Layer Engineered Base Synthetic Turf Pitch Construction • Pitch Synthetic Surface • Shockpad Layer • Macadam Layer • Sub Base Layer (typically 200-300mm of crushed stone) unless sub surface conditions dictate an alternative approach to ensure quality of installation and/or potential attenuation of surface water • Formation Layer Following Planning Approval, Contractors on the Football Foundation AGP Framework will be required to provide detailed tendered designs identifying their specific approach to installing the pitch. This will be based upon surveys that have been undertaken which provide information for their design. An appropriate 'Performance Condition' that Sport England could suggest, to ensure the development when granted achieves suitable construction standards would be: The chosen Contractor is to undertake development of the STP in complete accordance with:

	• The Sport and Play Construction Association (SAPCA) Code of Practice for the Design, Specification and Testing of Bases for Outdoor Synthetic Sports Areas • The requirements for surfacing detailed in the FIFA Quality Programme for Football Turf This would protect Sport England's interests in the development ensuring the STP is constructed to a high standard. If required, formal evidence of the pitch being approved to the necessary performance requirements (FIFA Quality) could be provided as a condition to be discharged within 3 months of completion of the works. The Contractor will need to ensure that their design is appropriate to the design principles above, whilst using the additional survey information provided (GI report, Drainage Design, etc). If the Local Planning Authority desire additional information prior to construction, the following Planning Condition could be inserted in the planning decision notice, this would allow the subsequently chosen Contractor to develop and submit supplementary detailed designs of their proposal in this regard: *'Prior to the Commencement of Works, the chosen Contractor is to submit detailed drawings showing their proposed construction make up for the pitch, confirming that the designed construction is in accordance with the planning decision notice. If the detailed design conflicts, in any way, the Contractor is to clearly state reasoning for desired adjustment, producing information as required to ensure that the condition can be discharged by the Local Planning Authority.'*
DRAINAGE DESIGN	As previously stated, The National Planning Policy Framework classifies this type of proposed development as a Water-Compatible Development, being an **outdoor sports and recreation** facility. It is, however, a design requirement to ensure that all weather sports pitches can drain during wet weather to allow continuous play. The Ground Investigation Report noted the following: The site investigation identified variable sand, gravel and clay deposits with shallow groundwater, indicating limited infiltration potential and that soakaway drainage solutions may not be feasible. As stated in the National Planning Practice Guidance, the aim should be to discharge surface water run-off as high up the drainage hierarchy, as reasonably practicable: • into the ground (infiltration); • to a surface water body; • to a surface water sewer, highway drain, or another drainage system*; • to a combined sewer. The proposal is for a synthetic turf pitch, will have the following typical design features: • Surface layer will be a synthetic turf surface, which will have a porosity rate measured at a minimum of 500mm/hr • Beneath the synthetic turf will be a permeable shockpad layer, which will have a porosity rate measured at a minimum of 1000mm/hr • Beneath the shockpad layer will be a new open textured porous macadam or dynamic stone layer, which will have a porosity rate measured at a minimum of 1000mm/hr

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	• Beneath the open textured porous macadam or dynamic stone layer will be a 200-300mm thick sub base, which has been measured to have a porosity rate > 2000mm/hr. A Surface Water Strategy has been prepared for the proposed Artificial Grass Pitch (AGP). The site currently has no formal surface water drainage; however, an existing ditch to the south of the site will be utilised as the discharge point in accordance with the SuDS hierarchy. Infiltration testing confirmed that soakaways are not viable due to low permeability soils. Surface water will therefore discharge to the existing ditch at a controlled rate. The total drained area is approximately 6,440m². Runoff will be restricted to the calculated greenfield rate of 7.6 l/s via a proprietary flow control device. The pitch construction incorporates a permeable sub-base which provides on-site attenuation for up to the 1 in 30-year storm event. During the 1 in 100-year plus 50% climate change event, exceedance will be safely contained within the pitch area through perimeter kerbing, ensuring no off-site flooding occurs. The drainage system has been designed in accordance with current national policy and climate change allowances, and the development will not increase flood risk elsewhere.

Flood Risk	
FLOOD RISK GENERAL SUMMARY	A desktop flood risk assessment has been carried out on the area of the proposed development by Labosport, using web services located at https://check-long-term-flood-risk.service.gov.uk/risk As the proposed site is in flood risk zone 1.
SURFACE WATER FLOOD RISK	Very low risk identified.
RIVERS AND SEA FLOOD RISK	Very low risk identified.
RESERVOIRS FLOOD RISK	Flooding from reservoirs is unlikely in this area.
GROUNDWATER FLOOD RISK	This location is outside of a groundwater flood alert area.
WATER COMPATIBLE DEVELOPMENT	The National Planning Policy Framework in Annex 3; Flood Risk Vulnerability Classification, defines in the section that Water-Compatible Development includes: Amenity open space, nature conservation and biodiversity, **outdoor sports and recreation** and essential facilities such as changing rooms. It has therefore been considered that this proposed development would fall under this classification.

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Proposal Component Design	
SYNTHETIC TURF PITCH (STP) SURFACING SYSTEM	The proposed pitch surface will be a long pile length, tufted synthetic turf, coloured grass green, partially in-filled with Stabilising & Performance material. Designed to meet necessary National / International Sports Governing Body Performance Requirements. This will include an associated shockpad component. The surfacing system will be a FIFA Certified System and will be tested upon completion for adherence to the required performance standards. This will allow for football to be undertaken on the facility following development.
PERIMETER BALL STOP FENCING / PITCH PERIMETER BARRIER / ACOUSTIC FENCING	New ball stop fencing will be installed around the perimeter of the pitch in locations shown in the drawings associated with this proposal. This includes 1.1-4.5m high twin bar panel fencing, with noise reducing dampeners, finished to polyester powder coated RAL6005 Dark Green, supported with an intermediate post system and entrance gates of matching colour. The fencing type will be steel open mesh fencing containing a general 200 x 50mm aperture (and 66 x 50mm rebound aperture to the internal pitch perimeter barrier). Fence panels are fixed onto posts with 8mm galvanised security bolts to (U shape) brackets containing threaded inserts and are insulated from the posts using noise reducing dampeners (neoprene washers or similar) on every fence post / mesh fixing point, to aid noise reduction and acoustic attenuation by reducing rattle and vibration from ball impacts. Panel connectors are applied at horizontal panel joins to increase rigidity of the fencing system. To minimise noise disturbance arising from the use of the facility, whistles will not be permitted during activities taking place on the AGP. This operational measure will form part of the site's management arrangements. In addition, a purpose-designed acoustic barrier will be installed along the boundary closest to the neighbouring residential properties to mitigate ball impact noise. The acoustic fence will: • Be a minimum of 3.0 metres in height; • Be fully sealed with no gaps or openings; • Be constructed from materials providing a minimum mass of 10 kg/m²; • Be capable of achieving the required acoustic performance, for example through the use of a high-quality close-board timber fence meeting the specified mass requirement. New Infill Migration Mitigation features including Trekboards will be connected to the spectator fencing system around the pitch footprint, to ensure that microplastics cannot exit the STP footprint through the fencing system.

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LED FLOODLIGHTING SYSTEM

General Appearance / Lighting Requirements

Lighting is a necessary component for a STP, as it will provide the necessary usage profile throughout the year to make the facility viable and sustainable by providing an income stream to support the required maintenance schedule for the pitch and sinking fund for component replacement when required.

LED floodlighting will be installed in accordance with the lighting design prepared by Signify (dated 11 June 2026). The scheme comprises six 15m high columns fitted with a total of 12 Philips OptiVision LED gen3.5 floodlights (BVP528). All luminaires are fitted with integral LO (maximum cut-off) louvres to tightly control light spill and glare.
The lighting design has been independently assessed against the Institute of Lighting Professionals (ILP) guidance for an Environmental Zone E3 (Suburban) area. Calculations have been undertaken in the vertical plane at the nearest residential receptors, confirming a maximum vertical illuminance (Ev) of 0.12 lux, which is well within the acceptable limits for this zone. The system has been designed to achieve an average maintained illuminance of approximately 200 lux across the 91m \times 55m pitch; whilst a maintenance factor of 0.90 is applied for performance standards, a maintenance factor of 1.0 was utilized for all spillage and obtrusive light assessments to ensure a robust 'Day 1' worst-case scenario evaluation of impact on residential amenity.

LED floodlighting is required to satisfy the necessary and planned weekly usage for community participation. The lighting system will be operated during evenings of permitted use, after dusk, and up to the approved curfew hour.

A lighting design supplements this planning application, and is based around the following:

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

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

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

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

Exterior Lighting Environmental Status

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

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

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

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

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

ILP GN08 Hierarchy of Light Impact

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

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

Mitigation Measures Included

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

- LED Lights – LED luminaires have been specified, due to their sharp cut-off, low intensity, good colour rendition and dimming capability (the design is to meet necessary 200lux average illuminance as per the relevant sporting performance requirements, whilst having the ability to dim the lights to 120lux for training events).
- Warm white light source (2700K or lower) was not possible on this application due to the performance requirement of needing to provide lighting between 4200-5700K to meet the relevant performance requirements. Reducing the light source to 2700K would mean the lighting system would not be fit for purpose, and not provide adequate safety for use of the facility by sporting users.
- Column heights were considered to produce a design maximising downwards light, and therefore minimising light spill and glare visibility.
- Operation hours – It is noted that the hours of use for the facility only shows the intended use of the facility as a whole, and do not detail how lighting will be operated during these uses. Further clarity is provided in the following table, illustrating an expected weekly plan of floodlight use during winter months:

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

Please note:

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

Part Night Lighting

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

Floodlight Mast Design

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

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

If higher columns were used, more intensive lighting would be required to provide necessary performance results at ground level.
If lower columns were used, a higher aiming angle would be needed on each luminaire, which would increase overspill and glare during use.

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

Floodlight Performance

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

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

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

Obtrusive Light

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

This results in:

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

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

Lighting Design Conclusions

- The proposed floodlighting system is specifically designed to meet sports lighting requirements and subsequently meets the requirements for the intended sporting applications and standards of play.
- The proposed hours of potential use for floodlighting has been shown, but it is noted that the floodlighting will only be on during actual use of the site, and this therefore represents worse-case scenario.
- Given natural light during Spring, Summer and Autumn, it would be possible to turn floodlights on only when light is actually required.
- The floodlighting design includes dimming features & ability to light part areas of the facility, therefore allowing the reduction of light during scenarios where full lighting of the area is not required.
- Warm white light source (2700K or lower) was not possible, due to the sporting requirements outlined.
- The lighting design has been developed using Philips OptiVision LED Gen 3.5 asymmetric A35 floodlights. A total of 12 no. luminaires are proposed, mounted on 6 no. 15 m lighting columns, to achieve an average maintained illuminance of approximately 200 lux. All floodlights are specified with integral LO (maximum cut-off) louvres to minimise glare and light spill.
- Other guidance notes in ILP GN01 & GN08 have been adhered to, where not in direct conflict with the sporting application requirements.
- In line with ILP Guidance Hierarchy when creating a lighting design, where avoidance of impact to biodiversity was not possible, mitigation, by adjusting the lighting design specifically for the site scenario, has been undertaken to minimise the spillage of light as much as possible from areas that are not specifically the pitch.

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	• The height of masts was chosen to provide the most efficient solution, in terms of minimising intensity required / spillage / glare. • The lighting design meets obtrusive light requirements for residential properties within the relevant Environmental Zone in which it is being installed.
HARD STANDING AREAS / GOAL STORAGE AREAS / ACCESS PATHWAYS	<u>Hard Standing</u> A hard-standing area has been created along one side of the pitch, as per the associated drawings, to provide a spectator viewing area to ensure the pitch meets FA Technical Guidance. <u>Access Pathways</u> An access pathway has been created to allow access from the current facility building and new spectator area, ensuring that users / spectators of the facility have clean access. Access pathways have been designed in accordance with Equality Act 2010, ensuring that the perimeter paths are a minimum of 1.8m width (unless there are unavoidable pinch points where width can be reduced to 1.2m for no greater than 6m in length). As per Sport England's Design Guidance Note – Accessible Sports Facilities, where access routes are steeper than 1:60, but not as steep as 1:20, a level landing will be created for every 0.5m rise along any access route. <u>Goal & Maintenance Storage</u> Storage areas have been included to ensure all goals (when not being used) can be stored in the goal storage areas as opposed to being left on the pitch / within the 3m run off. This ensures the facility has been designed in accordance with relevant FA Guidelines in relation to securing obstacle free run offs during use. A maintenance storage area (storage container) has been described further in the ancillary components section but will be installed at the end of the spectator area.
INFILL MIGRATION MITIGATION FEATURES	Measures detailed in CEN/TR 17519 will be adopted in full, ensuring the proposed development contains all relevant mitigation features to minimise any potential infill dispersion into the local environment, including: • Drainage Silt Traps / Micro-Filters • Infill Containment Barriers (500mm high as per CEN documentation for synthetic turf that is laid up to the outer perimeter fencing) • Decontamination Grates / Scraper Mats (at all entrances) • Boot Cleaning Stations (at all entrances) To further reduce the potential of any infill dispersion into the local environment, further measures have also been adopted, including:

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	• Mowing Margins: 300mm wide mowing margins around the outer perimeter (outside of fenced footprint) to provide additional buffer separating the synthetic turf / perimeter fencing and adjacent natural grassed areas.

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

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Section 3 – Additional Project Surveys Overview

Surveys Undertaken	
The following surveys have been undertaken, to provide information relevant to developing the design proposals. The key findings have been summarised below:	
DESKTOP STUDY SITE REVIEW & UTILITIES SEARCH **29862 Brian Holden Memorial Playing Fields AGP - Desk Study Site Review**	The full desktop survey has been provided as an additional document. Labosport have summarised the findings below: • Proposed development comprises a new 3G Artificial Grass Pitch (AGP) • Site currently comprises grassed playing fields with pavilion and parking to the north. • Topography falls gently across the site (approx. 2m across AGP area). • Superficial geology comprises Devensian Till (clay) to depths of 10–20m. • Underlying bedrock is Bowland Shale Formation (mudstone). • Localised Made Ground may be present, particularly in the area of a historic infilled pond. • Site is not located within a Source Protection Zone. • Located within Flood Zone 1 (low risk of fluvial flooding). • Limited areas of potential surface water flooding identified in extreme events. • Infiltration drainage likely unsuitable due to low permeability clay soils. • Not located within a Coal Mining Reporting Area. • Risk of land instability considered very low. • No landfill sites within 250m of the site. • UXO screening indicates low risk; no further specialist UXO assessment required at this stage. • Presence of a public right of way adjacent to and crossing part of the site. • Ground investigation recommended to confirm Made Ground extent and foundation conditions.
TOPOGRAPHICAL SURVEY **25-0628(G-234211)_04P TOPOGRAPHICAL SURVEY**	The topographical survey has been provided as an additional document. This provides data from which the design of the facility has been developed.
BS5837 Tree Survey, Tree Constraints Plan & Summary Report **BS5387 - MARDALE PLAYING FIELDS - 45639619_TCP01 - 16-01-2026-A0** **BS5387 - MARDALE PLAYING FIELDS - 45639619_TS01 - 16-01-2026**	• A BS5837 Tree Survey, Tree Constraints Plan and Summary Report has been prepared and is attached. The proposed pitch location has been selected to avoid the root protection zones identified within the survey.

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GROUND INVESTIGATION **STX7134-R02-Rev_A**	The full ground investigation survey has been provided as an additional document. Labosport have summarised the findings below: • The ground investigation was undertaken within the originally proposed pitch footprint on the eastern side of the field and comprised boreholes, hand pits and laboratory testing. • Ground conditions across the site generally comprise shallow topsoil overlying a thin layer of Made Ground, with Made Ground typically encountered to depths of approximately 0.4–0.5 m below ground level. • A localised area of deeper Made Ground, extending to approximately 3.0 m below ground level, was identified within the footprint of a former backfilled pond and is not anticipated to be widespread across the site. • Beneath the Made Ground, firm to stiff Devensian Till clay was encountered in all exploratory locations and extended to the maximum depth of investigation, indicating competent natural ground conditions. • Groundwater seepages were encountered at varying depths across the site and are expected to fluctuate seasonally, but are not considered to present a significant constraint to development. • Near-surface ground conditions and in-situ testing results were broadly consistent across the investigated areas, supporting a CBR design value suitable for pitch and car park construction. • The Devensian Till deposits are considered effectively impermeable, meaning infiltration drainage is not viable and a positive surface water drainage solution will be required. • No significant contamination constraints were identified, and soils are generally suitable for reuse or non-hazardous disposal, subject to appropriate management.
ELECTRICAL CAPACITY SURVEY **STX7134-R02-Rev_A**	The electrical capacity survey has been provided as an additional document. Labosport have summarised the findings below: • An Electrical Capacity Survey was undertaken as part of the ground investigation commission to inform the feasibility of supplying the proposed floodlighting. • Existing electrical infrastructure serving the wider site and surrounding area was identified and reviewed. • The survey indicates that an electrical supply is present in the vicinity of the site and that connection to the proposed development is feasible in principle. • No abnormal constraints were identified that would prevent the provision of an electrical supply to serve the proposed floodlighting at this stage. • The survey does not constitute a detailed electrical design or formal capacity confirmation. • Final supply capacity, point of connection, and any network reinforcement requirements would be subject to further detailed design and agreement with the relevant Distribution Network Operator.
TOPSOIL ASSESSMENT **STX7134-R02-Rev_A**	The topsoil assessment has been provided as an additional document. Labosport have summarised the findings below: • Topsoil was encountered at ground level in all exploratory locations across the site.

	• The topsoil thickness was generally shallow, typically ranging between approximately 0.10 m and 0.25 m below ground level. • The topsoil was described as grass-covered, brown, slightly sandy clay with rootlets. • Chemical testing indicates that the topsoil is chemically suitable for reuse on site. • The topsoil is also considered suitable for reuse off site, including within residential development, subject to appropriate handling and placement. • Due to its organic content, the topsoil is classified as non-hazardous but would not typically be suitable for disposal to inert landfill and should be managed accordingly.
PRELIMINARY ECOLOGICAL ASSESSMENT **PEA - MARDALE RD, PR3 3EU - 45639619 – V2 - 03-02-26 - COPY**	The PEA has been provided as an additional document. Labosport have summarised the findings below: • A Biodiversity Net Gain (BNG) assessment will be required to comply with the Environment Act and local planning policy. • The site is not subject to any ecological designations, and no significant impacts to designated sites are anticipated. • The site is dominated by modified grassland of low ecological value, and its loss is expected to have a minimal impact on biodiversity. • A number of ponds are present within 250 m of the site which could support great crested newts. • Based on the risk assessment, further great crested newt surveys would normally be required. • As an alternative, the development can enter the Great Crested Newt District Level Licensing scheme at the planning application stage, removing the need for site-specific pond surveys. • The licensing scheme involves making a financial contribution towards strategic habitat creation and long-term management delivered elsewhere. • Other protected species (including bats, birds, reptiles, badgers, otters and hedgehogs) are not expected to be significantly affected, subject to standard precautionary working measures.
BIODIVERSITY NET GAIN REPORT **BNG PART 1 - MARDALE ROAD PR3 3EU - V1 - 06.02.2026**	A Baseline Biodiversity Net Gain Assessment has been undertaken for the proposed 3G Artificial Grass Pitch development . The site currently comprises modified grassland and a small area of hardstanding. The baseline assessment identifies **1.49 area-based habitat units**. To achieve the mandatory 10% net gain, a minimum of **1.64 area-based habitat units** is required. The proposed development results in a net loss of on-site habitat units and therefore does not achieve the required uplift on-site. Biodiversity Net Gain will be delivered through the purchase of off-site habitat units to ensure compliance with statutory requirements. No irreplaceable habitats are present on site.

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DRAINAGE STRATEGY **R-00338-001-0-SWS - SURFACE WATER STRATEGY**	A Surface Water Strategy has been prepared for the proposed Artificial Grass Pitch (AGP). The site currently has no formal surface water drainage; however, an existing ditch to the south of the site will be utilised as the discharge point in accordance with the SuDS hierarchy. Infiltration testing confirmed that soakaways are not viable due to low permeability soils. Surface water will therefore discharge to the existing ditch at a controlled rate. The total drained area is approximately 6,440m². Runoff will be restricted to the calculated greenfield rate of 7.6 l/s via a proprietary flow control device. The pitch construction incorporates a permeable sub-base which provides on-site attenuation for up to the 1 in 30-year storm event. During the 1 in 100-year plus 50% climate change event, exceedance will be safely contained within the pitch area through perimeter kerbing, ensuring no off-site flooding occurs. The drainage system has been designed in accordance with current national policy and climate change allowances, and the development will not increase flood risk elsewhere.
NOISE ASSESSMENT **11842_BRIAN_HOLDEN_MEMORIAL_PRESTON_AGP_OP - 1ST ISSUE**	• Environmental noise assessment undertaken for a proposed artificial grass pitch at Brian Holden Memorial Field, Longridge. • Assessment considers potential noise impact on nearby residential properties, with the closest dwellings approximately 50 m to the north and 100 m to the east. • Proposed pitch operating hours are 08:00–22:00 Monday to Sunday. • Noise predictions are based on measurements from several existing artificial grass pitches during football, rugby and hockey sessions. • A typical noise level for pitch activity was identified as approximately 58 dB LAeq over one hour at 10 m from the pitch. • Noise modelling was undertaken using CadnaA software to predict sound levels at nearby residential receptors. • Predicted noise levels at the nearest dwellings are approximately 49 dB LAeq (1 hour) to the north and 46 dB LAeq (1 hour) to the east. • These levels are at or below the recommended threshold of 50 dB LAeq (1 hour) associated with the onset of moderate annoyance. • Predicted internal noise levels within nearby dwellings are approximately 34 dB LAeq (1 hour) to the north and 31 dB LAeq (1 hour) to the east, which are considered acceptable. • Maximum noise events are mainly associated with shouting, whistles and ball impacts on fencing. • Predicted maximum noise levels from voices and ball impacts are within acceptable daytime limits. • Maximum noise levels from whistle use may exceed recommended limits at the nearest residential properties. • Mitigation for whistle noise could include either a 3 m high acoustic fence along the north-east boundary of the pitch or the implementation of a no-whistle policy during sensitive periods. • A noise management plan is recommended to manage behaviour, complaints and operational controls at the site. • With the implementation of appropriate mitigation for whistle noise, the development is expected to result in noticeable but not intrusive noise and is considered acceptable in planning terms.

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Section 4 – Access Statement

Parking and Access	
TRAVEL AND PARKING OPPORTUNITIES	Travel and parking opportunities are already provided for on site, as this development is proposed at an existing playing field facility. Vehicular parking areas directly on-site at Brian Holden Memorial Pitch (Mardale Playing Field) consist of: • Approx 69Nr vehicle spaces on site **To note, the nearest public transport links to the entrance of the site are:** Bus Stop (High School) – approximately 0.05 miles (2-minute walk) from the site entrance. Bus Stop (Southern Close) – approximately 0.14 miles (4-minute walk) from the site entrance. Bus Stop (Beech Drive) – approximately 0.30 miles (7-minute walk) from the site entrance. These stops are served by local bus services 1, 1C and 1S, which operate regular routes between Longridge and Preston City Centre, providing connections to the wider public transport network including Preston Bus Station and Preston Railway Station. The proximity of bus stops within comfortable walking distance of the site ensures that the proposed development is accessible by sustainable modes of transport. Regular bus services between Longridge and Preston provide connections to Preston city centre and the wider regional rail network. The development therefore benefits from established public transport infrastructure and offers opportunities for users to travel to the facility without reliance on private vehicles. The above demonstrates that adequate public transport links are available to serve the site.
STP PARKING DEMANDS	The expected usage of the new STP will be primarily for local sports teams and community users, with organised bookings and community use as outlined. It is therefore expected that parking demands will be satisfied by the existing parking provision at the site, offering sufficient space to accommodate users travelling by car. It is noted that the facility is located within an existing playing field site and the development will not significantly increase parking demand beyond current site activity levels. As the development proposals relate to the provision of a new sports pitch within an established recreational area, no significant increase is expected in relation to overall parking demands.
TRAVEL AND PARKING MANAGEMENT PLAN	We believe the existing parking provision is sufficient to accommodate the expected vehicular traffic during the operational hours of the facility. A travel and parking management approach, implemented by the client, will help ensure: • Structured bookings and pitch usage to avoid peak periods where on-site parking would not be available

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	• Encouragement of car sharing and drop-off / collection arrangements for teams and visitors • Promotion of sustainable travel methods including walking, cycling and the use of nearby public transport links where possible for users of the facility In conclusion, the proposals are not expected to generate a noticeable increase in traffic when compared to the existing use of the playing fields. It is therefore considered that the development will be acceptable in transport and highway terms.

General Access	
PEDESTRIAN ACCESS ROUTES	A new Emergency & Maintenance Vehicle / Pedestrian access route is proposed to provide access from the existing car park to the proposed STP. The pitch replaces the existing grass pitch and therefore does not affect existing pedestrian routes across the site. A new pedestrian pathway will connect the spectator area of the pitch to the car park, tying into the parking area at the location of one existing space. This space will be hatched to accommodate the connection, resulting in the loss of one parking space.
EMERGENCY AND MAINTENANCE ACCESS	Emergency and maintenance access to the STP will be provided via the proposed access route connecting the pitch to the existing car park. This route will allow maintenance and emergency vehicles to reach the facility directly from the existing site access.
WHEELCHAIR ACCESS	The proposals include creating a pedestrian access to the STP of suitable width (as per Equality Act 2010 / Doc-M Compliance / Sport England's Design Guidance Note.

Section 5 – Planning Statement

Planning Requirements	
Labosport have assessed guidance on planning applications for the relevant Local Planning Authority based on their planning website, and have noted the following features that will be required for this particular application:	
RELEVANT COUNCIL	**RIBBLE VALLEY BOROUGH COUNCIL**
PLANNING AUTHORITY ESSENTIAL CHECKLIST	• Completed Planning Application Form • Correct Planning Application Fee • Ownership Certificate and Agricultural Land Declaration • Site Location Plan • Existing and Proposed Site Layout / Block Plans • Design and Access Statement • Existing and Proposed Elevation Drawings
RELEVANT NATIONAL PLANNING POLICY FRAMEWORK CONSIDERATIONS	Section 2 Achieving Sustainable Development Section 4 Decision Making Section 8 Promoting Healthy and Safe Communities Section 11 Making Effective Use of Land Section 12 Achieving Well Designed and Beautiful Places Section 15 Conserving and Enhancing the Natural Environment

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RELEVANT DEVELOPMENT PLAN POLICIES	Ribble Valley Core Strategy 2008–2028 • Policy DMG1 – General Considerations • Policy DMG3 – Transport and Mobility • Policy DME2 – Landscape and Townscape Protection • Policy DMB3 – Recreation and Tourism Development • Policy DMB4 – Open Space Provision • Policy DMB5 – Footpaths and Bridleways
COMMUNITY CONSULTATION	This proposed development (if approved) is applying for funding from The Football Foundation's AGP Framework. As part of The Football Foundation Grant Application Process, clients are required to provide sufficient evidence of potential community use from the development to access the funding programme. This application is supplemented by a draft Community Use Agreement, which outlines the anticipated community user groups that have been identified to benefit from receiving access to the facility, should the proposal be granted.
LOCAL FOOTBALL FACILITY PLANS	The Ribble Valley Playing Pitch and Outdoor Sport Strategy (PPOSS) provides the strategic framework for assessing the current and future need for outdoor sports facilities across the Borough. The strategy evaluates the supply, quality and accessibility of existing playing pitches and identifies priorities for future investment and improvement. It highlights pressures on natural grass pitches, particularly for football, where the capacity and resilience of pitches can be constrained by intensive use and seasonal weather conditions. The strategy recognises that whilst Ribble Valley benefits from a range of good quality sports facilities, there is increasing demand for additional and improved provision to support participation and maintain the quality of existing pitches. In particular, the strategy identifies the need to develop additional artificial grass pitch provision, which can help address overuse of natural turf pitches and provide reliable year-round playing surfaces. Participation in football remains strong across Ribble Valley, with a large number of affiliated junior, youth and adult teams operating within the Borough and surrounding areas. Existing artificial pitch facilities experience significant levels of use during peak periods, particularly in the winter season when natural grass pitches often become unplayable due to adverse weather conditions. Local facility planning undertaken by the Football Association and the Football Foundation supports the continued development of 3G artificial grass pitches as a key component of the football facility network. These facilities are capable of supporting both training and match play throughout the year and can significantly increase overall pitch capacity when compared to traditional grass surfaces. The provision of a 3G synthetic turf pitch at Brian Holden Memorial Playing Fields would directly respond to these identified needs by delivering a modern, floodlit, all-weather facility capable of accommodating both school and community use. The proposal would increase local playing capacity, reduce pressure on existing grass pitches across the Borough and support the strategic objectives of Ribble Valley Borough Council, the Football Association and Sport England in delivering sustainable, high-quality sports infrastructure.

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SPORT ENGLAND CONSULTATION	Sport England are a statutory consultee for this type of planning application. Sport England will oppose the granting of planning permission for any development which could lead to the loss of, or prejudice the use of: • All or any part of a playing field • Land which has been used as a playing field and remains undeveloped • Land allocated for use as a playing field Unless in the judgement of Sport England, the development as a whole meets with one or more of the below 5 exceptions: Sport England has reviewed the pre-application proposal for a 3G synthetic turf pitch at Mardale Playing Fields in its role as a statutory consultee for development affecting playing fields. The proposal would replace an existing natural grass football pitch with a 91 m × 55 m floodlit 3G pitch. As the scheme involves the loss of a playing field, it has been assessed against paragraph 104 of the National Planning Policy Framework and Sport England's Playing Fields Policy, specifically Exception 5, which allows development where the sporting benefits outweigh the loss of playing field provision. Sport England recognises that the proposal is supported by an identified strategic need for 3G provision in the area, as evidenced by the Ribble Valley Playing Pitch Strategy and the Local Football Facility Plan. The Football Foundation has confirmed that the site is a priority project for potential funding, that there is a shortfall of 3G facilities locally, and that the enhanced usability and year-round playability of the pitch would deliver significant benefits to football participation. While there is a reduction in pitch size compared to the existing grass pitch, adult football use can still be accommodated, and the overall benefit to training and community use is considered to outweigh this loss. On this basis, Sport England indicates that it is likely to raise no objection to a subsequent planning application, provided the scheme is delivered broadly in the form described and in accordance with relevant technical guidance. They note that matters such as noise mitigation and securing FA registration of the pitch via planning condition should be addressed at application stage. Overall, the response is supportive in principle and confirms that the proposal accords with national planning policy and Sport England's Playing Fields Policy.

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Section 6 – Planning Conclusions

Conclusions	
CONCLUSIONS	Having assessed relevant planning policies and material considerations relevant to this proposal, we request this proposal is accepted, due to the following: • The proposed Synthetic Turf Pitch will replace an existing area that has previously been used for football type applications, therefore providing access to greater quantity of provision in a suitable location and supported by effective and appropriate management arrangements, whilst implementing construction techniques outlined for the various specific components to ensure minimum waste and pollution is caused by the development, in accordance with **National Planning Policy Framework Section 2 - Achieving Sustainable Development**. • The proposal will give rise to a considerable benefit to the wider community through the provision of an enhanced playing facility and the opportunity for usage throughout the year, in accordance with **National Planning Policy Framework Section 8 – Promoting Healthy and Safe Communities** • The proposal will ensure surface water run-off is effectively managed and does not increase flood risk elsewhere, in accordance with **National Planning Policy Framework Section 10 – Meeting the Challenge of Climate Change, Flooding and Coastal Change**

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Appendix A – Existing Site Photographs

Site Overview – Proposed Location	View West From Car Park
	
View South From Car Park	**Car Park Entrance**
	

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