

**PROPOSED
ARTIFICIAL GRASS PITCH DEVELOPMENT,
CHANGING PAVILION, CAR PARKING
AND ASSOCIATED WORKS**

AT

**BLACKPOOL FOOTBALL CLUB
SPORTS HUB**

FOR

**BLACKPOOL FOOTBALL CLUB
COMMUNITY TRUST**

DESIGN & ACCESS STATEMENT

APRIL 2021

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1. INTRODUCTION

- 1.1. Working in partnership with Blackpool Council, Blackpool FC Community Trust has identified a site in the Fox Hall Village housing project to be developed as a "Sports Hub". At the heart of this vision is the need for facilities to support the delivery of Community Trust programmes which help change people's lives.
- 1.2. The Fox Hall Village Sports Hub will be part of a larger facility campus managed by Blackpool FC Community Trust. The site is adjacent to the North Stand of the Bloomfield Road Stadium which houses the Trust Education and Community Centre opened in 2018. The Trust proposes to further develop space in the East stand to host Further Education programmes.
- 1.3. This is an open site, and while some of the specialist football facilities might be enclosed and controlled, part of the site will remain open and accessible for informal sporting activity, play and casual recreation.

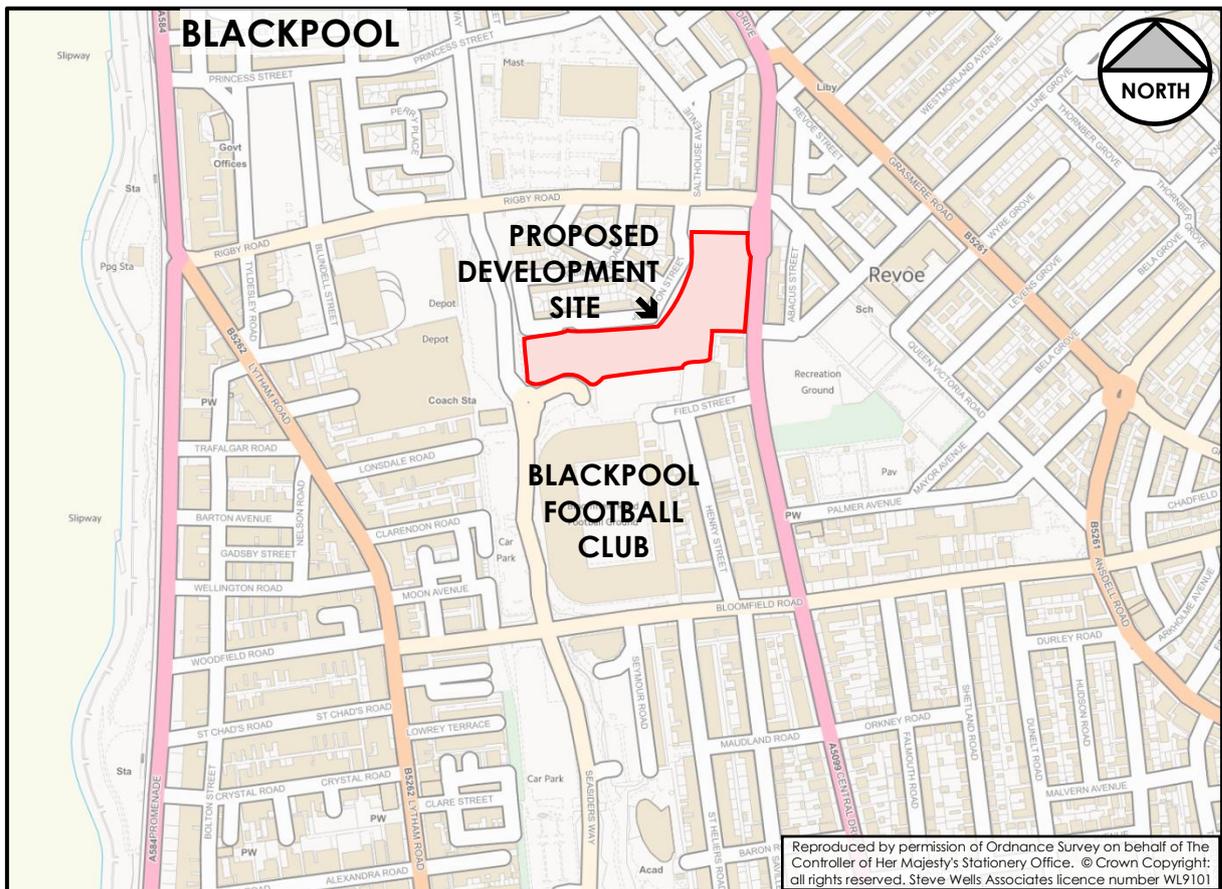
2. SCOPE

- 2.1. The scope of the proposed development and the subject of this application is centred on the construction of a full sized fenced and floodlit Youth 11v11 grass pitch (91m x 55m), three 5-a-side 3G pitches, a 7-a-side Cruyff Court for informal football and a macadam MUGA. All floodlit artificial grass surfaces offer continued use during all but the most inclement weather.
- 2.2. In addition, the development of a new stand-alone single storey, traditionally constructed pavilion will provide a two team changing facility plus officials' and accessible changing.
- 2.3. Lastly, the developments will be supported by improvements to the highway access and an additional metalled car park providing 101 car park spaces plus 10 spaces dedicated to disabled users, along with provision for electric vehicle charging.
- 2.4. The 11v11 AGP will be used during the day Monday to Friday by Blackpool FC Community Trust for education programmes. In the evenings Monday to Friday this pitch will provide a training facility for Blackpool FC Academy teams. On weekends the facility will be used for match play by these teams.

- 2.5. The three 5-a-side 3G pitches, the 7-a-side Cruyff Court and MUGA will be used for Blackpool FC Community Trust community programmes, and by Revoe Learning Academy and Gateway Primary Academy. The Cruyff Court will be an open facility accessible for informal football at all other times.
- 2.6. These proposals have been the subject of ongoing discussions with the Football Foundation to whom a funding application is to be submitted in July 2021 seeking substantial capital investment. If successful, the Applicant's aim would be to see construction start in autumn 2021.

3. LOCATION

- 3.1. The Blackpool FC Sports Hub is located immediately north of the club's Bloomfield Road football stadium. The OS extract below (grid ref. SD311349 X: 331147 Y: 434982) centres on the proposed pavilion and shows the location of the development in the context of the wider conurbation. The nearest post code for the development site is FY1 5FL.



4. SITE HISTORY

- 4.1. The Fox Hall Village housing development is being delivered as part of the Master Plan for Revoe. This flagship residential development is within walking distance of Blackpool Football Club's Bloomfield Road stadium and includes roads named after the Seaside's famous 1953 FA Cup winning team.

- 4.2. In October 2019 work on the development at Fox Hall Village stopped with only 193 of the planned 410 homes built because the contractor, Hollinwood Homes, went into administration. Blackpool Council has subsequently taken over the control of the site.
- 4.3. Blackpool Council has developed proposals with Blackpool FC and Blackpool FC Community Trust to harness the opportunity of Town Deal Funding to kick start the Revue Master Plan with a Revue Sports Hub development to complete the Fox Hall Village site.
- 4.4. The Sports Hub plans include the development of a new East Stand at Blackpool Football Club as well as the proposed facilities which are the focus of this planning application.

5. GENERAL ARRANGEMENTS

- 5.1. The following plan sets out the general arrangements for the proposed developments inside the red line boundary.



6. STRATEGIC CONTEXT

- 6.1. Other than its physical context, the proposed facilities fit with a number of Blackpool Council strategies, as well as national strategies and policies.
- 6.2. In detail, the strategic context for the proposals is reviewed in the following paragraphs with reference to relevant policy support to demonstrate the need for the proposed development.

7. BLACKPOOL PLAYING PITCH STRATEGY 2019

- 7.1. The Blackpool Playing Pitch Strategy (PPS) was originally completed in 2016 with an updated Assessment Report published in 2019. The Playing Pitch Strategy provides an assessment of outdoor sports facility needs across the local authority.
- 7.2. The Assessment Report presents a supply and demand analysis of playing pitches and other outdoor sports facilities in accordance with Sport England's PPS Guidance and methodology.
- 7.3. The aim of a PPS is to provide a clear, strategic framework for the maintenance and improvement of existing outdoor sports pitches and ancillary facilities. It recommends a number of priority projects for local authorities which should be implemented over the next ten years.
- 7.4. The primary purpose of a PPS is to ensure that the provision of outdoor playing pitches meets the needs of existing and future residents. This Strategy has been produced in accordance with national planning guidance and provides a robust and objective justification for future playing pitch provision in Blackpool.
- 7.5. The PPS is a key document in demonstrating the need and demand for the proposed Sports Hub development by Blackpool FC Community Trust at Fox Hall Village. The following paragraphs summarise the key PPS findings and recommendations as they relate to the project.

PPS Findings for Football

Grass Pitches

- 7.6. The PPS audit and assessment reports that 188 affiliated football teams played on football pitches within Blackpool in the 2018/2019 season. These comprise 35 adult teams, 48 youth teams, and 105 mini mixed teams (with 35 at 9v9, 38 at 7v7 and 32 at 5v5). This represents a minor reduction from the 200 teams identified in the 2015/16 season.
- 7.7. Council managed football pitches account for a significant proportion of the provision used by local teams and the relatively small number of sites means that most are used by both junior and adult teams each week.

- 7.8. The audit identifies a total of 77 grass football pitches in Blackpool of which all but one is reported to be available for community use at some level. Most pitches (88%) are available for community use are rated as standard quality and a further 11% are poor quality, with only one adult pitch at Squires Gate FC rated as good (1%).
- 7.9. The majority of adult teams play on Sundays as part of the Blackpool and Fylde Sunday Alliance (BFSL), many of which are single team clubs and rely heavily on the availability of municipal provision.
- 7.10. Peak time for mini soccer and youth 9v9 football is Saturday mornings as almost all teams play within the Poulton & District Primary League (PDPL). Youth 11v11 peak time is currently Sunday mornings.
- 7.11. The PPS Assessment shows that there is sufficient supply of grass football pitch provision to accommodate *current* football demand in Blackpool.
- 7.12. However, Team Generation Rates indicate the likely creation of a further five junior boys' teams. There are currently ten Wildcats Centres in Blackpool, all delivering sessions to increase girls' participation in football which will also create additional teams.

3G Artificial Grass Pitches (AGPs)

Supply

- 7.13. There are four full size 3G AGPs in Blackpool that comply with the FA's dimensions for adult football. These are shown in the table below.

SITE NAME	Ownership / Management	Floodlighting	Quality	Certification
Bispham Sports Centre (Blackpool & Fylde College)	College	Yes	Good	FA
Blackpool Sport Centre (Stanley Park)	Council	Yes	Good	FA
Unity Academy	Academy	Yes	Good	FA
Armfield Academy	Academy	No	Good	-

- 7.14. All four full size 3G pitches are rated as good quality.
- 7.15. The three floodlit 3G pitches are on the FA register, meaning they are sanctioned to accommodate competitive football match play as well as training.
- 7.16. Three of the four pitches were recently developed within the last two years. The Blackpool Sports Centre and Unity Academy facilities were both supported by partnership funding from the Football Foundation.

- 7.17. None of the existing 3G pitches are RFU registered as World Rugby compliant for contact rugby union practice or match play.
- 7.18. At present, full size 3G AGPs are fairly evenly distributed across the Blackpool Borough as follows ...
- Bispham Sports Centre - located to the north;
 - Blackpool Sport Centre and Unity Academy - situated in the central area of the Borough; and
 - Armfield Academy - in the South Shore Area; however, the lack of floodlighting means there is a deficiency of provision to the south.
- 7.19. Common Edge and Mereside areas in south have significant demand for affiliated football, including facilities for team training under floodlights.
- 7.20. Many single-team football clubs within Blackpool do not train throughout the week as hire of artificial floodlit pitches may be considered to be too costly or there is no desire to train. Most football clubs use a variety of sites for team training, particularly those with a large number of teams. Some train on small sized AGPs such as those provided by 'Playfootball'.
- 7.21. Providing access to affordable 3G pitches is a priority for the FA since all of the multi-team junior clubs have teams spread across various venues in Blackpool and neighbouring authorities for training. Many of the 3G AGPs (both full sized and smaller 'cells') operate commercial small-sided football leagues which limit access and availability for club training.

Demand

- 7.22. The PPS 2019 Assessment Report concludes that there is insufficient supply of full sized 3G pitches to meet current and anticipated future demand based on the FA training model for football.
- 7.23. The FA training model estimates that there is a need for five full sized 3G AGPs to service football training needs in the Borough. Taking the current supply of three full size floodlit 3G pitches against demand, this creates a **present and future shortfall of two full size 3G pitches with floodlighting**.
- 7.24. There are geographical gaps in provision in the south area where, although there is a full size pitch at Armfield Academy, the lack of lighting means there remains a gap in floodlit provision.
- 7.25. The PPS notes that Blackpool Council is currently exploring the potential to create new full size floodlit 3G pitch provision at Common Edge Road to further the site as a multi-sport hub and as a key venue for football.

8. BLACKPOOL LOCAL FOOTBALL FACILITY PLAN

- 8.1. The Blackpool Local Football Facility Plan (or LFFP) was published in September 2019. The Plan has been produced with support from the Football Foundation, Lancashire FA, Blackpool FC Community Trust and

Blackpool Council, and consultation with local football stakeholders. Blackpool Council leads the LFFP's Steering Group.

- 8.2. The LFFP is strategically aligned to the National Football Facilities Strategy (NFFS) which is a 10-year plan to change the landscape of football facilities in England.
- 8.3. The NFFS represents a major funding commitment from the national funding partners (The FA, Premier League, DCMS, and Football Foundation) to inform and direct an estimated one billion pounds of investment into football facilities over the next ten years.
- 8.4. The LFFP builds upon PPS findings regarding formal and affiliated football game, but also includes strategic priorities for investment across small-sided football (recreational, informal, and indoor football). The LFFP also incorporates consultation with groups outside formal football structures, as well as underrepresented communities.
- 8.5. The purpose of the LFFP is to identify priority projects to enable investment in football facilities to be accurately targeted. The LFFP builds on local evidence and strategic plans, and addresses recommendations from the Blackpool Playing Pitch Strategy.
- 8.6. Targets in the LFFP are aligned to the investment priorities set out in the National Football Facilities Strategy, which include the following ...
 - the development of 1,000 new 3G AGPs [or Football Turf Pitches (FTPs) as termed in the FA Strategy] in a mix of sizes and settings;
 - improvements to the quality of 20,000 natural-turf pitches;
 - the construction of 1,000 new changing pavilions / clubhouses on priority sites; and
 - the creation of small-sided facilities to help grow the small-sided game and for recreational and informal play.
- 8.7. The LFFP notes that in addition to the four full size 3G AGPs (one of which is not floodlit) there are small-sided 3G pitch centres at 'Playfootball' (with seven 5v5v pitches) and an unlit 5v5 pitch at South Shore Academy.
- 8.8. A key strength of local football in Blackpool includes the number of large sustainable clubs. The LFFP recommends that these clubs are supported and encouraged to grow further.
- 8.9. However, there are aspects of football provision in Blackpool that are less well developed than local authorities of a similar size, these include ...
 - the absence of a local adult football league on Saturdays;
 - the lack of any youth football league at U18s operating in the Borough; and
 - the shortage of 3G pitches.

- 8.10. The LLFP draws on the Playing Pitch Strategy Assessment findings that there is an under-supply of two full size floodlit 3G pitches and reviews the assets and opportunities for 3G AGP provision in Blackpool.
- 8.11. The LFFP recommends that the full size 3G without lighting at Armfield Academy should be assessed and placed on the Register to enable more match play on 3G as part of the process of driving greater community use of the site.
- 8.12. It supports the proposal to install floodlighting at the existing 5v5 3G at South Shore Academy and recommends the pitch achieving FA registration to enable match-play use by South Shore Juniors.
- 8.13. The LFFP reports on Blackpool FC's plans to develop a new training ground with natural grass and 3G pitches to enable the club to relocate from a current site at Squires Gate. The Club is seeking a location in the heart of Blackpool but has not been able to identify a suitable site. The LFFP notes that the 3G pitches would provide training facilities for the professional and Academy teams as well as for Blackpool FC Community Trust programmes.
- 8.14. The LFFP recommends that the uneven spread of 3G pitch provision across Blackpool be addressed with improved provision in the south (specifically South Shore, Common Edge and Mereside) where there is significant population, team demand and high levels of deprivation.
- 8.15. Proposed 3G pitches at Common Road are noted as mitigation for the loss of grass pitches to the Blackpool Airport Enterprise Zone. The site is on the border of two authorities and the LFFP reports that, following discussions between Blackpool Council and Fylde Council, it has been agreed that it would be most appropriate for these proposed 3G pitches to address shortfalls in demand in North West Fylde.
- 8.16. Having reviewed the current provision and opportunities for development, the LFFP identifies three priority projects for investment. These are proposed based upon a rationale of improving access to 3G AGPs in specific areas of the Authority and their related capacity to service a high proportion of people from lower social economic groups.
- 8.17. Blackpool LFFP identifies full size 3G pitch priority projects at ...
 - Blackpool Sport Centre (Stanley Park) - convert the existing sand based artificial grass pitch with 3G. The facility is no longer used regularly for hockey and the surface has surpassed its lifespan; and
 - Common Edge Road - provide 2 full sized 3G pitches as mitigation for the loss of grass playing fields.
- 8.18. The third 3G pitch investment priority related to provision in the Revoe area, with a recommendation to refurbish the existing MUGA in Revoe Park to provide a 9v9 3G pitch.

- 8.19. The focus for this priority was to provide football opportunities for people with disabilities, people from lower social economic groups, and women and girls. Blackpool FC Community Trust was cited as the key facility user, delivering a range of community programmes to the target groups.
- 8.20. Using the LFFP's scoring system, the proposed Revoe Park 3G project had a high deliverability score (3/4), a high National Football Facilities Outcomes Score (3.3/4), and a high overall score at 80%.
- 8.21. However, since the publication of the LFFP, the Council has approached Blackpool FC Community Trust with an alternative site for 3G provision even closer to the home of the Trust at the Blackpool FC stadium. This is the site of the proposed Sport Hub development at Fox Hall Village, and alleviates concerns that had been expressed at the loss of greenspace should this 3G project be developed at Revoe Park.
- 8.22. The proposed Sports Hub will deliver all the outcomes identified for the Revoe Park 3G project listed above and will exceed these because of the additional facilities proposed. The Sports Hub will enable Blackpool FC Community Trust to increase its programme delivery and engage more participants. This development represents an enhancement of the Revoe Park proposal.

9. BLACKPOOL COUNCIL STRATEGIES

The 2019-2024 Blackpool Council Plan

- 9.1. This Plan sets out the Council's continued commitment to strengthening the local economy and its communities. The Plan is built around two main goals which give a clear focus and direction ...

The Economy: Maximising growth and opportunity across Blackpool .
Our Communities: Creating stronger communities and increasing resilience.

- 9.2. A number of elements in the plan are relevant to sport and football development. These include projected population growth through new housing building projects at Grange Park and Fox Hall Village; and a commitment to make more green, open spaces where possible, and development of community hubs in local neighbourhoods.

Blackpool's Green and Blue Infrastructure Strategy (2018)

- 9.3. The Strategy notes that one quarter of the town's open space is provided in and around Stanley Park, which is one of the largest parks of its kind in the country. The Park facilitates sport through a range of outdoor sports space, including tennis courts, bowling greens, an athletics track, and artificial grass pitches (AGPs).
- 9.4. Through its Parks Development Plans, the Council aims to encourage niche businesses, improve education and sports opportunities, and increase income streams.

- 9.5. The proposed Blackpool FC Community Trust Sport Hub at Fox Hall Village will contribute to the strategic priorities of these Council Plans by providing innovative education and training opportunities, and in delivering community sports programmes which add social value as well as improving health and well-being.

10. BLACKPOOL HEALTH AND WELL BEING STRATEGY

The Blackpool Health and Wellbeing Strategy

- 10.1. This Strategy's focus is on improving health outcomes and reducing inequalities through every stage in people's lives to make Blackpool a place where all people can live long, happy and healthy lives. The Strategy's four priorities are ...

- improved housing,
- tackling substance misuse,
- building community resilience, and
- reducing social isolation (and early intervention).

- 10.2. The proposed football facilities will contribute to these strategy priorities as follows.

Housing

- 10.3. The developments at Queen's Park and Fox Hall Village are named in the Strategy as improved housing provision. The proposed sport and football facilities will enhance the Fox Hall Village development with open space and high-quality recreation facilities.

- 10.4. The Council's partnership with Blackpool FC Community Trust in delivering these facilities will add significant value with managed provision to maximise community engagement. The community will have access to facilities for informal play and sport (at no charge), access to programmed sports and fitness sessions, along with opportunities for formal competitive football.

Building resilience and reducing social isolation

- 10.5. The project will support individuals to improve their mental health and wellbeing through physical activities and social engagement.
- 10.6. Blackpool FC Community Trust will deliver a range of inclusive community programmes which will improve education and training opportunities, reduce social isolation, support young people at risk of anti-social behaviour, and bring people together to share positive experiences.

11. SPORT ENGLAND

- 11.1. While the proposed developments are not on land identified as a playing field where Sport England would be a statutory consultee, Sport England's Planning Manager will no doubt be consulted because the focus of the development is sports and predominantly football.
- 11.2. This brown field site development proposes sporting facilities that will ...
- meet an identified local and strategic need;
 - fully secure sport-related benefits for the local community;
 - help meet identified sports development priorities;
 - comply with all relevant Sport England and NGB design guidance;
 - improve the delivery of sport and PE on the site; and
 - be accessible by alternative modes of transport.
- 11.3. The development of a properly constructed floodlit 3G AGP on a managed site that can be used throughout the year for training as well as for competition will take significant pressure off the nearby natural turf playing space leaving those grass pitches in better heart for regular weekend match-play.
- 11.4. The provision of new FA and Football Foundation compliant changing facilities complete with integral showers and toilets for players and officials, along with additional parking will also provide a substantial contribution to the Borough's sporting infrastructure.
- 11.5. Importantly, the proposed facility developments are particularly relevant to Sport England's recently published Ten Year Strategy (2021-2031) *Uniting the Movement*. The key themes of this strategy are ...
- Recovery and Reinvention;
 - Connecting - community cohesion;
 - Positive Experiences for Children & Young People;
 - Connecting - between sport and health & well-being; and
 - Active Environments - facilities.

12. NATIONAL PLANNING POLICY FRAMEWORK

- 12.1. Notwithstanding the support offered by the Council's various policies and strategies, numerous sections and paragraphs of the National Planning Policy Framework (NPPF) support this development. In particular, paragraph 73 of the NPPF notes that ...

"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."

13. PARKING

- 13.1. The existing vehicular access to the Bloomfield Road football stadium is off Seaside Way. The 8m wide access road opens out into an existing metalled car park immediately to the north of the stadium and readily accessible to the proposed Sports Hub.
- 13.2. This parking area can accommodate over 150 vehicles, plus spaces dedicated to disabled badge holders closer to the stadium. In addition, there is substantial parking available to the west and south west of the development site.
- 13.3. Proposals for additional parking and as part of this planning application add 111 new car parking spaces which include 8 spaces supported by EV charging points and 10 formally marked out for disabled badge holders. Additional parking will be accessed off Seaside Way and the Sands Way highway entrance. Secure cycle parking will also be made through the provision of 12 'Sheffield' cycle hoops (for 24 cycles).
- 13.4. Typically, and for weekday winter evening training, the AGP will be divided into four with each quarter capable of accommodating a squad of junior footballers. With team managers and coaches, the maximum occupancy of the AGP at any one hour during a weekday winter evening is unlikely to be more than 60.
- 13.5. With a typical local planning authority assessment for participant to car ratio of 2:1, the parking requirements for these numbers will be 30 spaces. However, to accommodate numbers at change-over times between programmed 'hourly slots' booked on the AGP, this number is doubled with a need to accommodate up to 60 vehicles.
- 13.6. If the 5-a-side courts and the MUGA are in use at the same time, they would add around 44 additional participants; and again by the same formula as above, add the requirement for a further 44 spaces.
- 13.7. The Cruyff Court is an open access site and one which will be used by local youngsters on an ad hoc basis without booking. It is expected that those using this space will mostly arrive on foot or cycle.
- 13.8. The use of the AGP, the 5-a-side courts, and the MUGA during weekday evenings will see the need for 104 car parking spaces. This can be accommodated within the additional parking proposed to accompany the development.
- 13.9. The majority of weekday winter evening use of the AGP will be between September and the end of March and between 18:00 and 21:00 hrs.
- 13.10. At peak times for weekend fixtures, the AGP is likely to be used for adult 11v11 games with morning and afternoon kick-offs (i.e. no overlap in parking). Additional traffic movements and the need for further parking provision can be met on site by the proposed arrangements.

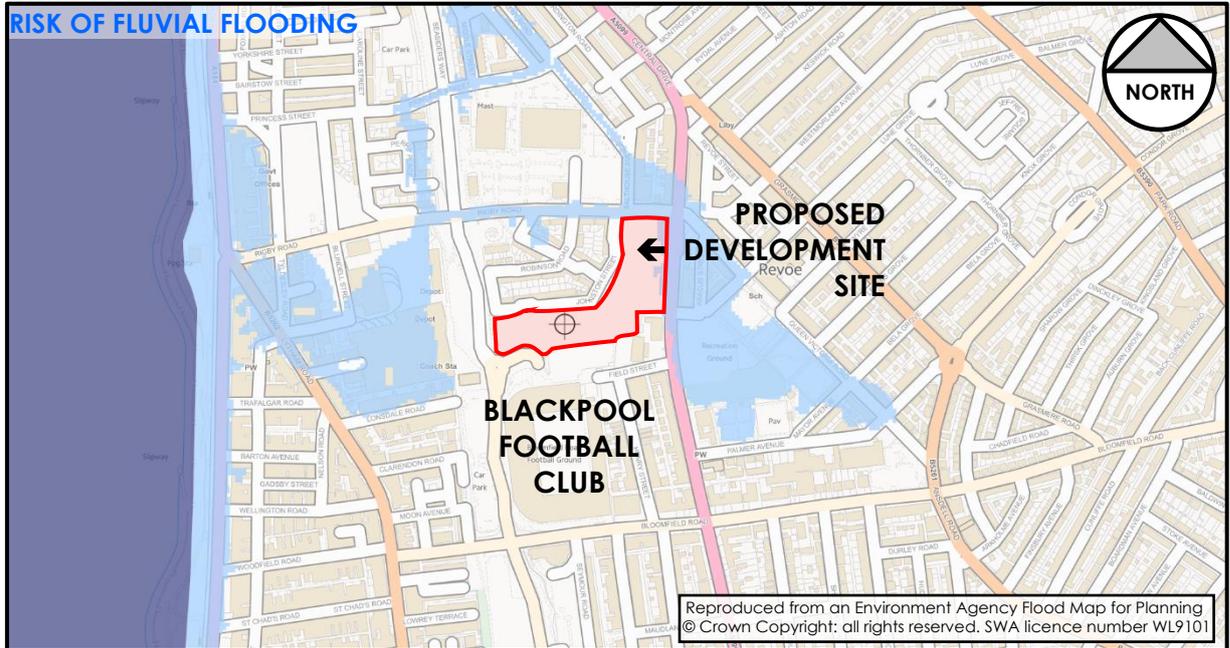
13.11. A formal **Transport Assessment** has been prepared in support of this application and explains 'parking accumulations' more thoroughly. Its summary concludes that the proposed development which is the subject of this application will generate less two-way vehicle trips during the weekday peak periods of use than the housing development originally approved for this site, but which (for the south-eastern half of that housing development site) has now been abandoned and replaced by this Sports Hub proposal.

14. DRAINAGE

- 14.1. This 'previously developed' site was once occupied by a coach park with associated hard surfacing supported by highway drainage. The existing below-ground conditions are not conducive to any on-site or soakaway solutions with boreholes showing, made ground, over peat over clay.
- 14.2. The proposed drainage system collects all surface water, passing through a petrol interceptor and a flow-control chamber, and directs this to the main United Utilities sewer on Seaside Way which eventually outfalls into the sea.
- 14.3. The run-off rate for the proposed development will be calculated to provide 50% betterment compared to the discharge from the previous development.
- 14.4. For the AGP and the smaller enclosed games areas, once the site of each footprint is excavated to around 300mm below finished levels, a formal piped drainage system is installed below this formation. This system will be constructed with laterals at 10m centres connecting to a main carrier drain running the length of the AGP and at 5m centres for the smaller court areas all connecting to a new flow restrictor chamber before the outfall.
- 14.5. Above the drainage layer, the formation is covered by a geotextile and a compacted Type 3 (reduced fines) stone sub-base at generally 250mm compacted thickness over which a level open textured porous macadam base is laid to support the artificial grass playing surface.
- 14.6. The artificial grass carpet, its backing, the macadam base, the stone sub-base and the geotextile are all porous. Rainwater falling onto the AGP will percolate down through the sub-base to the formation level below, to the piped land drainage system, and then to the outfall.
- 14.7. Surface water from the macadam car park extension and pavilion surrounds will be directed via road gullies and a petrol interceptor and then connected to the surface water drainage system to the main surface water outfall.

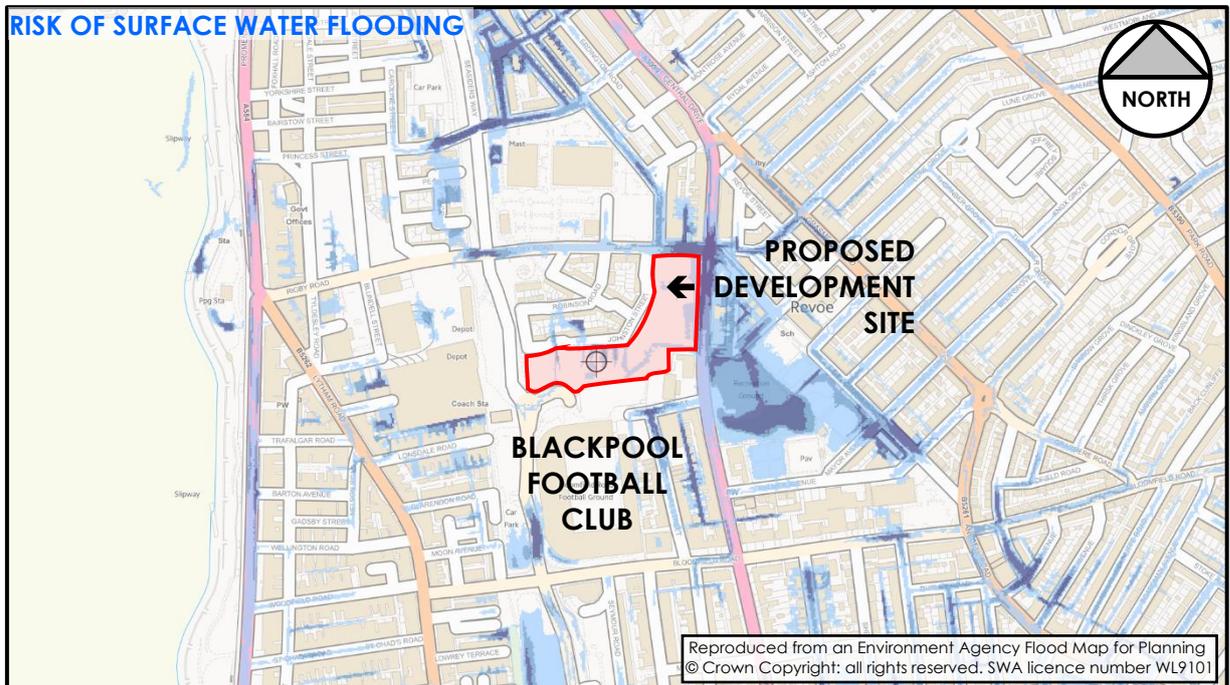
15. FLOOD RISK

15.1. While the Environment Agency web-based plans for the site (extracts below) show this location is at a low risk of flooding, a formal **Flood Risk Assessment** has been included with this application



Source: Environment Agency

■ Flood Zone 3 ■ Flood Zone 2 ▨ Main River Line



Source: Environment Agency

○ very low ○ low ○ medium ○ high

16. FLOODLIGHTING

- 16.1. To extend the playing day, and mostly between October and March, the AGP is to be floodlit when needed using 6no. 15m high galvanised steel 'base hinged' raise and lower columns which are to be located three to each side of the pitch and external to its perimeter fence-line.
- 16.2. Each of the corner columns will support two flat grass LED luminaires, while the remaining central columns will have three of the same LEDs. In total, these 14 lamps will provide a minimum maintained average horizontal illuminance of 200 lux within each AGP fence line.
- 16.3. This light level is a Football Foundation requirement as set out in its *Guide to 3G Football Turf Pitch Design Principles and Layouts* and is sufficient for football training or match-play. The design will also allow half of each AGP to be illuminated separately as required.
- 16.4. The height of the columns and the alignment of the lamps set in a plane parallel with the playing surface significantly reduces glare, allows light to be focussed directly onto the playing area, with a uniform illumination across the whole of the pitch, and keeps light trespass to a minimum.
- 16.5. This planning application seeks permission to use and operate the AGP and smaller fenced games areas (including floodlighting as needed) between 08:00 to 21:00 hrs.
- 16.6. The lighting system will be fitted with a timer that will shut the lights off at the curfew agreed. However, a low-level courtesy light will be attached to the columns nearest the exit to the AGP and other enclosed games areas closest to the pavilion and the paths to the car park which will be timed to stay on for 10 minutes after the floodlights have cut out to allow players to exit the site safely.
- 16.7. All luminaires are to be fitted with internal cowls to reduce rear light spill.
- 16.8. Details of the proposed lighting design and lux level plots are included in this application. These computer-generated calculations show that light levels will be less than 5 lux (horizontal) at between 10m and 15m from the AGP perimeter fence. No residential facades are impacted by these lighting proposals.
- 16.9. The floodlighting design complies with the recommendations set out in the *Guidance Notes for the Reduction of Obtrusive Light 2020* published by the Institution of Lighting Professionals (included with this application).
- 16.10. This design exceeds the requirements of Environmental Zone E3 which typically is how the neighbourhoods surrounding the development site could be described (i.e. a well inhabited suburban location of 'medium district brightness') and where the pre-curfew 3m vertical illuminance (i.e. light into neighbouring windows) should not exceed 10 lux.

- 16.11. The proposed AGP floodlighting is specifically designed to provide the correct illumination for a sports playing surface and limits horizontal light trespass rapidly beyond the AGP fence-line. There is no upward light spill with a calculated ULR (upward light ratio - or the maximum permitted percentage of luminaire flux that goes directly into the sky) of zero.
- 16.12. **Floodlighting Design Details** supporting this application include horizontal and vertical illuminance lux level plots as well as 'source intensity calculations' for neighbouring houses, along with design calculations and details of columns and lamp fittings.
- 16.13. To provide some perspective, a full moon will typically generate up to 2 lux, while a quiet residential street lighting standard will provide an average 15 to 20 lux illumination.
- 16.14. Lighting to the proposed car park will also be included. Parking adjacent the Cruyff Court will be by 4no. 6m high street-lamps, while the remaining spaces will be lit by back lights at 6m above ground level attached to the floodlighting columns serving the 5-a-side courts. These new street-lights will generate a minimum average 13 lux horizontal illuminance.

17. CONSULTATION

- 17.1. In developing this project, the Applicant (Blackpool Football Club Community Trust CEO, Ashley Hackett) has sought the views of a range of stakeholders, including representatives from ...
- Blackpool Borough Council:
 - Ian Morris-liffe - Senior Project Manager,
 - Susan Parker - Head of Development Management, and
 - other relevant Council officers;
 - Blackpool Football Club:
 - Ben Mansford - CEO,
 - Brett Gerrity - Board Director, and
 - Ciaran Donnelly - Academy Director;
 - Revoe Learning Academy: Dayle Harrison - Headteacher;
 - Revoelution Community Project: Simon Lawton - Project Coordinator;
 - The Football Foundation:
 - Shaun Burke - Delivery Manager,
 - Lee Davies - Technical Project Manager;
 - Lancashire County FA:
 - Lee Bowyer - Facilities & Investment Officer,
 - Rachel Owen - Facilities & Investment Support Officer.
 - Nick Birchall - Football Development Officer (Education),
 - Mike Nadal - Football Development Officer (Women & Girls) as well as Chair of Lancashire Schools FA,
 - Andrew Whittaker - Football Development Officer (Disability & Inclusion), and
 - Iain Mackie - Football Development Officer (11v11 & Recreation).
 - Revoe and Bloomfield Residents through the Revoe Masterplan Consultation exercise.

17.2. Through these processes, the Applicant has ...

- assessed the 3G AGP needs across the Blackpool Borough;
- assessed alternative 3G AGP locations and provisions locally;
- involved the County FA, the Football Foundation and a range of other agencies in the development of the Sports Hub proposals;
- evaluated the options available in the context of local authority sports provision, and policy;
- located the 3G AGP and other facilities to make the best use of the space available on the development site; and
- applied Sport England, FA and Football Foundation criteria as well as current best practice to all facility designs.

17.3. The following pages set out the design and access aspects of the proposed development in line with the guidance prescribed by CABE.

DESIGN

18. USE

- 18.1. The proposed development provides the following facilities ...
- a 91m x 55m fenced and floodlit 3G artificial grass pitch;
 - a new stand-alone changing pavilion with showers and toilets;
 - three fenced and floodlit 5-a-side courts;
 - a fenced and floodlit multi-use games area (MUGA);
 - a fenced and floodlit Cruyff Court; and
 - a new car park for 111 vehicles.
- 18.2. The AGP will be primarily used for football training (mostly weekday winter evenings) and for weekend football fixtures and competition.
- 18.3. The 5-a-side courts will be available for recreational football and small-sided games.
- 18.4. The MUGA allows for a variety of other court-based sports let through managed bookings. The Cruyff Court is an open-access facility.
- 18.5. The Applicant seeks permission for the use and operation of the proposed pavilion and AGPs (with floodlights as needed) between 08:00 to 21:00 hrs each day of the week.

19. AMOUNT

- 19.1. The proposals comprise the development of a fenced and floodlit artificial grass pitch (AGP), three five-a-side courts, a multi-use games area (MUGA), and a Cruyff Court, all supported by a new changing pavilion and car parking.
- 19.2. The AGP is to be lit by 6no. 15m high floodlights columns. The AGP has an overall enclosure of 97m long by 61m wide plus goal recesses and hard-standings all as shown on the plans accompanying this application.
- 19.3. The AGP will be able to accommodate a football pitch measuring 91m x 55m plus a 3m safety margin / run-off on all sides, as well as being marked out for small-sided games within that enclosure.
- 19.4. Details of the proposed general layout and pitch markings are shown on the drawings while a separate attachment to the planning application gives pictorial examples of typical AGP design elements.
- 19.5. A 4.0m wide macadam spectator hardstanding is provided along part of one long elevation to the AGP and outside the playing pitch safety margin. While perimeter fencing to the AGP rises to 4.5m high, this hardstanding is separated from the AGP by a 1.2m high crowd rail.

- 19.6. Each of the three five-a-side courts measures 30m x 20m while the MUGA is 18m x 33m. All of these smaller areas are enclosed with 3.5m high welded mesh fencing and will be lit by 10no. 10m high lighting columns. The Cruyff Court measures 42m x 28m, will be enclosed by 3.5m high welded mesh fencing and lit using 4no. 8m high floodlighting columns.
- 19.7. These activity spaces are supported by the development of a single storey traditionally constructed stand-alone changing pavilion measuring 12.20m x 12.10m giving a footprint of 147.62m².
- 19.8. The changing pavilion comprises the following elements ...
- canopied entrance;
 - a wide central corridor with lockers leading to changing rooms;
 - two team changing rooms each with integral showers and wcs;
 - officials' change with shower and wc;
 - accessible change with shower and wc;
 - separate externally accessible wcs for visitors; and
 - a cleaner's store and plant room.
- 19.9. Additional car parking is to be constructed which will allow for a further 111 spaces including 10 accessible parking bays for disabled visitors, 8 EV charging points, and secure cycle storage.

20. LOCATION

- 20.1. The proposed development is located wholly within the curtilage of the Fox Hall Village site north of the football stadium, with a sole highway access off Seaside Way leading to the proposed car park.
- 20.2. Hard surfaced access paths will link the car park to the changing accommodation and the new 5-a-side courts, MUGA, Cruyff Court and AGP maintaining vehicular and pedestrian segregation.
- 20.3. The site of the development is generally flat and bordered by ...
- Seaside Way and coach parking to the west;
 - the new Fox Hall Village development to the west / north-west;
 - Rigby Road to the north;
 - Central Drive to the east; and
 - the football stadium and associated car parking to the south.
- 20.4. The scale of the AGP and changing developments is determined by Football Association and Football Foundation guidelines, Sport England design criteria, as well the constraints of the site.
- 20.5. The location of the proposed pavilion allows direct access for participants from the changing spaces, over a hard surface, and directly on to the AGP, 5-a-side courts and MUGA. This keeps the artificial grass surfaces clean and uncontaminated by mud or other debris which is an essential consideration in maintaining the life of the 3G playing carpet.

21. ENVIRONMENTAL IMPACT

- 21.1. There are no existing trees on or bordering this site which has nothing of any ecological value.
- 21.2. A **Noise Impact Assessment** has been carried out to understand the potential impact of planned activity on this site. This assessment, which is included as a supporting document, concludes that, notwithstanding current background noise levels (e.g. Central Drive), some acoustic screening would be needed to the AGP and to the northern boundaries of the court areas closest to the new Fox Hall Village housing development to reduce potential complaints.
- 21.3. The acoustic screens will be constructed in accordance with the requirements of the assessment and as agreed by the planning authority.
- 21.4. To understand the impact of the proposed developments on traffic movements and parking a **Transport Assessment** also accompanies this planning application. By and large, this assessment shows that there will be limited impact on surrounding neighbourhoods. The assessment particularly draws parallels with the approved housing development.
- 21.5. The **Floodlighting Design** is supported by a number of documents which show that the projected light overspill is well-controlled and will have no negative impact beyond the development. All lighting is compliant with the Institute of Lighting Professionals' guidance notes for a well-inhabited urban area designated as E3 with 'medium district brightness' ambient light levels.
- 21.6. The proposed AGP construction includes a formal piped under-drainage system while the construction of the AGP and all court areas provides substantial attenuation through their stone sub-bases. However, because the development exceeds 1 hectare, a formal **Flood Risk Assessment** along with a **Drainage Strategy** has been prepared, and accompanies this application.

22. APPEARANCE

- 22.1. Photographs of the various elements of a standard Football Foundation 3G AGP design are included at the end of this Statement.
- 22.2. The proposed **AGPs** comprise playing areas capable of supporting a 91m x 55m football pitch or smaller pitches marked within the AGP surrounded by a safety margin of 3m to all sides. This gives a total enclosure for the AGP of 97m x 61m plus goal recesses to the north and south and a 4.0m wide macadam hardstanding to the west.
- 22.3. The AGP, Cruyff Court and 5-a-side playing areas are to be a green 60mm+ pile height synthetic turf carpet producing a *FIFA QUALITY MARK* playing surface.

- 22.4. All playing area developments are to be protected by RAL 6005 green powder coated welded mesh perimeter fencing to 4.5m high on all sides of the AGP and 3.5m high to the perimeter of the remaining court areas. All fences include personnel and maintenance access gates.
- 22.5. Within this fenced perimeter boundary of the AGP is another fence-line at 1.2m high defining the hardstanding.
- 22.6. The AGP will be capable of division across its half-way line by a retractable nylon mesh dividing net supported on catenary wires and strained by posts on either side of the pitch. The dividing net will be black nylon 50mm square mesh up to 3.0m high.
- 22.7. Six 15m high galvanised steel 'base-hinged' floodlighting columns are to be located on the perimeter of the AGP development and external to its fence-line. These columns support 14no. LED lamps which provide a minimum average horizontal illuminance of 200 lux to the playing surface within the AGP fenced enclosures.
- 22.8. Details of the proposed **Floodlighting Design** with calculations and lux level plots (both horizontal and vertical) are included with this application. Horizontal lux level plots have been interpreted as iso-lux contours outside the AGP fence-line to show the rapid reduction in light trespass.
- 22.9. Within perimeter enclosure to the AGP, and at one end of the hardstanding, is a "20 foot" **storage container** (6.1m long x 2.4m wide x 2.4m high) painted green (RAL 6005) to match the fencing. This will be used to house the specialist maintenance equipment provided for the aftercare of the 3G surfaces.
- 22.10. The following table sets out the proposed materials and finishes for the new changing pavilion.

External	
Walls	<ul style="list-style-type: none"> ▪ blue engineering brick to DPC ▪ red facing brick above with blue/grey brick feature panels
Roof	<ul style="list-style-type: none"> ▪ glass-fibre insulated double skin steel finished roof covering [powder coated 'goose wing grey'] ▪ anti-vandal aluminium guttering and rainwater goods [powder coated 'anthracite']
Windows	<ul style="list-style-type: none"> ▪ polyester powder coated thermally broken aluminium window systems [powder coated 'anthracite']
Doors	<ul style="list-style-type: none"> ▪ polyester powder coated doors [powder coated 'anthracite'] ▪ sheet steel door with louvered vents to plant room [powder coated 'anthracite']
Canopy	<ul style="list-style-type: none"> ▪ powder coated steel frame and polycarbonate canopy over entrance door facing car park
Shutters	<ul style="list-style-type: none"> ▪ electrically operated steel roller shutters housed in soffits to all external doors and windows [powder coated 'anthracite']

Internal	
Walls	<ul style="list-style-type: none"> ▪ fair faced painted blockwork throughout dry-side changing rooms, wcs, corridors, plant room / cleaner's store ▪ white ceramic tiles with colour banding (floor to ceiling) to showers and wet areas ▪ white ceramic tile splash backs to all hand wash basins
Floors	<ul style="list-style-type: none"> ▪ vinyl floors with coved skirts throughout dry-side changing, wcs, and corridors ▪ non-slip floor tiles to all shower and dry-off areas ▪ non-slip vinyl floors with coved skirts and central gully to changing rooms (dry side) ▪ power-floated concrete paint finish to plant room / cleaner's store
Ceilings	<ul style="list-style-type: none"> ▪ plasterboard ceilings throughout with paint finish
Doors	<ul style="list-style-type: none"> ▪ painted timber doors
Sanitary Ware	<ul style="list-style-type: none"> ▪ vitreous china wcs with concealed cisterns throughout ▪ vitreous china hand wash basins throughout ▪ Belfast sink and chrome grid to cleaner's store ▪ accessible wc and shower packs for disabled change and wcs ▪ drop down seat and grab rail to each changing room shower area ▪ stainless steel shower fittings, concealed pipe-work and push button operation plus shower tray to officials' change ▪ stainless steel shower fittings, concealed pipe-work and push button operation to team changing room showers
Heating	<ul style="list-style-type: none"> ▪ hot water pipes beneath seating in changing areas ▪ wall radiators to disabled change, corridor, and external wcs
Ventilation	<ul style="list-style-type: none"> ▪ mechanically vented changing areas
Fixtures	<ul style="list-style-type: none"> ▪ ash timber bench seating to changing rooms ▪ ash timber clothes hanging rail with hooks ▪ vanity shelving to hand wash basins in changing and wcs
Fittings	<ul style="list-style-type: none"> ▪ 16no. 2 tier lockers to the corridor ▪ 2no. 2 tier lockers to each officials' change ▪ 1no. 2 tier locker to 'accessible' change ▪ rack shelving to cleaner's store

22.11. Externally, the surrounds to the pavilion will be macadam and linked to the AGP hardstanding and footpath access back to the car park and courts areas.

22.12. Appropriately scaled signage will be located on the northern and western elevations of the new pavilion.

22.13. The **car park** will be constructed in two course dense macadam marked with white thermoplastic lines to delineate car parking spaces. Disabled parking will be set out and highlighted with the standard approved markings in yellow. Electric vehicle charging stations will be appropriately marked with supporting signage.

ACCESS

23. VEHICULAR AND PEDESTRIAN ACCESS

- 23.1. The site is easily accessed from the local community and is within walking and cycling distance for many.
- 23.2. Pedestrians can access the site from the north-east off Rigby Road and from the west via Sands Way with designated footpaths segregating foot traffic from the vehicular access.
- 23.3. The only vehicular access to the site is from Sands Way which links directly to Seaside Way. This access can easily accommodate service vehicles, emergency vehicles, and site user vehicles.
- 23.4. In addition to the substantial parking already available adjacent the stadium, additional parking is included as part of this planning application.
- 23.5. This adds 111 new car parking spaces which will include 10 spaces formally marked out for disabled badge holders and 8 spaces supported by EV charging points, plus 12 'Sheffield' cycle hoops for 24 cycles.

24. INCLUSIVE ACCESS

- 24.1. Provision for disabled users is accommodated within the proposed parking with 10 spaces dedicated to disabled users.
- 24.2. Less able visitors and wheelchair users will be able to reach the proposed AGP and court areas directly from this parking area via drop-kerbs connecting the car park with the level hard-standings and paths.
- 24.3. All internal arrangements within the new pavilion will be DDA compliant with separate accessible changing accommodation and toilet provision.
- 24.4. All door widths will be DDA compliant while the internal colour scheme will reflect the needs of partially-sighted visitors where contrasting colours will be used to 'sign-post' access points, and to highlight potential hazards, e.g. door architraves.

PHOTOGRAPHS

all taken March 2021

A view north at the junction of Seaside Way and Sands Way leading into the site with the new Fox Hall Village housing development beyond.



Looking east from Seaside Way along Johnston Street with the Fox Hall Village housing development to the left and the development site to the right.



Looking south-west from the junction of Rigby Road (to the right) and Central Drive (to the left) with the development site behind hoardings and the stadium beyond.



A view north up Central Drive with the development site behind hoardings to the left.



Looking north-east from within the site across the location of the small 5-a-side courts to the Fox Hall Village houses on Johnston Street.



A view east across the site of the proposed car parking with the stadium to the right.



A photograph taken from the top of a spoil heap looking north along the site of the proposed AGP with Central Drive to the right and Rigby Road in the distance.



Looking west across the site of the proposed small courts area and car parking with Johnston Street to the right and the stadium to the left.

