

APPLICATION FOR PLANNING PERMISSION
ARTIFICIAL GRASS PITCH (AGP) REFURBISHMENT
BLACKPOOL SPORTS CENTRE

DESIGN AND ACCESS STATEMENT WITH PLANNING STATEMENT

S21-373
MAY 2022

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DOCUMENT CONTROL

Project Title	Blackpool Sports Centre Artificial Grass Pitch (AGP) Refurbishment
Document Title	Design and Access Statement with Planning Statement
Client	Blackpool Council
Project Number	S21-373
Note	This report has been prepared for the sole benefit of our client for the purposes set out in this report and instructions commissioning it
Note	Plans included in statement not to be scaled
Note	Please refer to scaled plans included with application pack

REVISION HISTORY

Revision	Description	Issued By	Date	Status
.00	Planning Issue	TB	31 05 2022	For Approval

1 STATEMENT STRUCTURE

This joint Design and Access Statement with Planning Statement has been prepared for Blackpool Council by S&C Slatter to accompany an application for full planning permission for the proposed Artificial Grass Pitch (AGP) refurbishment at Blackpool Sports Centre.

The Town and Country Planning (Development Management Procedure) (England) Order 2015 confirms a Design and Access Statement should discuss the design principles and concepts (including equal access issues) that have been applied to the development; whilst a Planning Statement should provide a concise explanation of how relevant planning policies have been considered and how any specific influences that might affect this proposal have been adequately addressed.

Therefore, for Blackpool Council to validate, consider and grant full planning permission for this project, this joint statement describes the process that has resulted in the submitted development proposal; with particular emphasis to:

PARTICULAR	REQUIREMENT
Physical Context	Explain the design principles and concepts that have been applied to the development.
	Demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account.
	Explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been considered.
Socio-Economic Context	Identify and describe the context and need for the development.
	Demonstrate the proposed contribution of the development locally.
Planning Policy context	Comment on all planning issues relevant to the proposal, necessary to enable the assessment of the proposed development.
	Assess how the proposed development accords with relevant national, regional, and local planning policies.

2 MATERIAL CONSIDERATIONS

We acknowledge that planning policies and material planning considerations relevant to this proposal include:

BLACKPOOL LOCAL PLAN

SECTION	REQUIREMENT
Policy DM37	Community facilities.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

SECTION	REQUIREMENT
Section 2	Achieving sustainable development.
Section 4	Decision-making.
Section 6	Building a strong, competitive economy.
Section 8	Promoting healthy and safe communities.
Section 9	Promoting sustainable transport.
Section 12	Achieving well-designed places.
Section 14	Meeting the challenge of climate change, flooding, and coastal change.
Section 15	Conserving and enhancing the natural environment.

3 APPLICATION DETAILS

Details for this application are as follows:

APPLICATION TYPE

Other operations – other than winning and working of minerals.

LOCATION

Blackpool Sports Centre
West Park Drive
Blackpool
Lancashire
FY3 9HQ

APPLICANT

Blackpool Council
Human Resources
Blackpool Council
PO Box 4
Blackpool
FY1 1NA

PLANNING AGENT

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Stephen's Yard
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DEVELOPMENT PROPOSAL

Refurbishment of Artificial Grass Pitch (AGP) (6790 sq. metres) with associated features including:

- > Replacement artificial grass surface (3G football turf) (6076 sq. metres);
- > Replacement 4.5m high ball stop fencing with entrance gates to form an enclosure around AGP perimeter;
- > New 2.6m high maintenance equipment storage container (15 sq. metres) within fenced AGP enclosure;
- > Replacement 15.0m high floodlight masts (6no.) with LED floodlights (14no.) around AGP perimeter;
- > New and replacement hard-standing areas around AGP periphery for pedestrian access and circulation, portable goals storage, as well as vehicular access (714 sq. metres).

4 APPLICATION SITE

Blackpool Sports Centre is situated within the award-winning Stanley Park, which hosts a wide range of indoor and outdoor activities including the Artificial Grass Pitch (AGP) now proposed for refurbished.

There is free parking available on site for visitors travelling to the Sports Centre by car, with capacity for approximately 309no. parking spaces and 7no. accessible parking spaces. The Sports Centre is also well served and accessible to more sustainable types of transport including Active Travel modes (walking and cycling). For example, the nearest bus stops and train stations to the Sports Centre are:

BUS STOPS

Sports Centre (West Park Drive)	111m
Sports Centre (West Park Drive)	112m
Woodland Grove (West Park Drive)	134m
Woodland Grove (West Park Drive)	153m
Knowsley Avenue	276m


TRAIN STATIONS

Blackpool North Station	1.7km
Blackpool South Station	2.1km

The application is an Artificial Grass Pitch (AGP) sized 98 x 62m (6076m²) surfaced with a sand-dressed artificial grass surface to suit multi-sport activities (including hockey and football) and including a variety of complimentary features (ball stop fencing and floodlights) typically associated with all-weather sports facilities.

The AGP is surrounded by recreation, leisure and sports amenities including an adjoining 3G Artificial Grass Pitch (3G AGP) to the North, Stanley Park playground to the North West, and Stanley Park (grass) football pitches to the South and South East. Blackpool Sports Centre is located to the North West of both AGPs, providing suitable management, supervision, and welfare facilities for visitors and sports people (players).



 Artificial Grass Pitch (AGP) application site required for project installation

5 SITE CONTEXT

This proposal avoids inappropriate impacts to sensitive receptors, which is demonstrated by the following site context:

ASPECT	CONTEXT
Landscape Character	The Artificial Grass Pitch (AGP) proposed for refurbished is situated within a protected public open space.
Site History	<p>The earliest Ordnance Survey maps date back to the late 1800s and shows the site as undeveloped agricultural land, with a road crossing the pitch within the East. A clay pit and brick works are located some 100m to the North (the area of current athletics track).</p> <p>In the 1920s, the site and the surrounding areas to the North and East were redeveloped into Stanley Park, with the site itself comprising open park land.</p> <p>In the 1980s, the site was developed into an artificial sports pitch (matching the current layout) and refurbished in circa. 2000s.</p>
Heritage	Stanley Park is designated as a conservation area and does contain listed buildings, although none within the application site forming this planning proposal.
Archaeology	The application site does not contain any known archaeological features.
Biodiversity	The application site is not located within a local wildlife site (LWS) or a site of special scientific interest (SSSI). Also, the application site does not contain ancient woodland and is not surrounded by ancient woodland.
Arboriculture	The application site does not contain any trees preserved by order (TPO).
Coal Mining	The Coal Authority's interactive map confirms the application site is not located within a coal mine reporting area and not subject to historical coal mining activities.
Flood Risk	HM Government's website Flood Map for Planning confirms the application site is located within a Flood Zone 1 and has low flood risk probability from rivers or the sea. Flood risk from surface water is low with a chance between 0.1% and 1% each year of flooding. There is no flood risk from reservoirs.
Landfill	<p>Environment Agency landfill mapping data confirms the application site formed part of an historical landfill, which accepted inert wastes. It is unclear when the wastes were deposited; however, based on the historical maps, it is possible the inert waste was placed during the construction of the park to build up site levels.</p> <p>As the landfill waste was inert, any risks from ground gases is considered low.</p>
Unexploded Ordnance	Hazard risk mapping records indicates that within the site boundaries and surrounding area, it is classified as low risk from Unexploded Ordnance.
Utility Services	The application site is free from any below ground or above ground utility services owned and operated by statutory undertakers (SUs), with the exception of a private surface water sewer (375mm VC) (noted on a UU asset map) which is routed through the Artificial Grass Pitch (AGP) and adjoining 3G Artificial Grass Pitch (3G AGP).
Residential Neighbours	The closest residential neighbours to the application site are generally located 100m to the South West along West Park Drive (to property boundaries).
Ground Conditions	During a recent ground investigation, ground conditions within the current Artificial Grass Pitch (AGP) included a sand-dressed artificial grass surface over a proprietary

Chemical (Contamination)
Assessment

shock-pad, over porous asphalt, over granular sub-base, over Made Ground deposits.

Surrounding the AGP, ground conditions were recorded as Topsoil over Made Ground (typically reworked stiff glacial clay with occasional brick fragment), over Alluvium, over Devensian Till.

During a recent ground investigation, representative samples of Topsoil and Made Ground were tested to characterise the in-situ soils encountered for potential re-use on onsite, or disposal to landfill; in accordance with a Waste Acceptance Criteria as per current requirements published HM Government.

This assessment indicates that the Topsoil would be chemically suitable for reuse on, or offsite within a residential development and Made Ground is classified as non-hazardous for offsite disposal to landfill.

6 SITE SUITABILITY

Optimum site characteristics were considered during feasibility and design development stages preceding this proposal, including:

ASPECT	REQUIREMENT
Safeguarding	Safeguarding and wellbeing of all facility users (visitors, sports people, and players).
Welfare	Convenient proximity to changing rooms and welfare accommodation (within adjacent Sports Centre buildings).
Management	Convenient proximity to management and administration facilities (within adjacent Sports Centre buildings).
Access	Adequate access arrangements including surrounding public footpath routes, local parking facilities, local public transport systems and Active Travel opportunities.
Physical Constraints	Avoidance of physical hazards (including historical coal mining, utilities and services, adverse land conditions).
Residential Amenity Constraints	Avoidance of unacceptable impacts to residential amenity (by way of noise, visual and artificial lighting; as well as general disturbance); or the ability to introduce mitigation measures to the careful proposal design.
Biodiversity Constraints	Avoidance of unacceptable impacts to any protected species, local biodiversity, ecology, and arboriculture; or the ability to introduce mitigation measures to the careful proposal design.

We believe the application site provides the best solution for these considerations.

The prime purpose of the affected Artificial Grass Pitch (AGP) will remain unaltered, facilitating community and public sports, recreation, and leisure activities.

The surrounding (grass) football pitches and playing fields are unaffected by this proposal, and no rearrangement of playing pitches for summer and winter sports is required.

The proposed AGP, once refurbished, will accommodate enhanced and increased football activities.

The AGP will be transformed into a valued contemporary all-weather sports facility facilitating football activities, training, coaching, education, and skills development, as well as match opportunities.

Once implemented; the development will be appropriate in its location and the proposed facilities will enhance and maximise performance quality of the Sports Centre's outdoor amenities.

The new facility will be appropriate in its location, whereby the development has no adverse visual impact or impact on local and residential amenities or the surrounding environment. The AGP refurbishment design is compatible with onsite characteristics and is complimentary to its setting; whilst being sensitive to and properly preserving residential amenity, and the surrounding environment.

This is because several mitigation features would be implemented to the AGP to prevent unacceptable impacts.

The AGP would continue to be located close to existing amenities provided within the adjacent Sports Centre buildings, with convenient pedestrian access for all community visitors.

This location will afford convenient maintenance and emergency vehicular access as well and providing for suitable management, supervision, and administration by Sports Centre staff.

The application site does form part of a useable grass playing pitch (the current Artificial Grass Pitch (AGP)) but would not result in the loss of, or would prejudice the use of:

- > All or any part of a playing field, or
- > Land which has been used as a playing field and remains undeveloped, or
- > Land allocated for use as a playing field.

Sport England will consider whether this proposal affects a playing field and against their own playing fields policy, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595).

We believe this proposal is acceptable in principle, because it would satisfy exception 5 of Sport England's adopted Playing Fields Policy, as follows:

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

In summary, it is proposed to refurbish an Artificial Grass Pitch (AGP) at Blackpool Sports Centre with a replacement artificial grass surface (3G football turf), replacement ball stop fencing with entrance gates; and replacement LED floodlights. A new maintenance equipment storage container would be provided within the fenced AGP enclosure; and replacement and new hard-standing areas would be established around AGP periphery for pedestrian access and circulation, portable goals storage, as well as vehicular access.

This development proposal avoids inappropriate impacts to sensitive receptors and is compatible with land designations. It is complimentary to its setting; whilst being sensitive to and properly preserving local biodiversity.

The proposal design is complementary to the local environment at the Sports Centre and Stanley Park and will introduce minimal visual impact, this being vital to ensure this proposal is sympathetic to its surroundings and does not create unacceptable impacts to adjacent public areas or to the amenity of residential neighbours (the site is a sufficient distance away from neighbouring properties to prevent nuisance and disturbance, with existing screening and buffers through natural vegetation around the boundaries of the school grounds, as well as screening from school buildings).

We believe this project should be supported by all, because the enhanced facilities will expand the range of accessible sports, recreation, education, and community facilities; supporting football demands and providing genuine public benefit.

7 PUBLIC BENEFITS

The proposed refurbished Artificial Grass Pitch (AGP) will facilitate enhanced and increased opportunities for sports (football) activities at Blackpool Sports Centre, extending the amount of superior football pitches in Blackpool and helping to satisfy local unmet demand for artificial football pitches.

An enhanced sports facility would expand the range of accessible sports, recreation, and community facilities in Blackpool; supporting community demands for excellent sports facilities.

The AGP would provide a valued training and a competition facility, improving the team sports experience; and used widely by community visitors during evenings and weekends within reasonable times of use.

There is significant demand for the facility within the local area and this proposal would encourage and support healthy lifestyles with the AGP being playable throughout the year, unlike grass pitches.

The AGP will become a prized resource for local football activities as an additional training and match-play venue, and there will be an emphasis to enhance player pathways and encourage life-long sports participation.

This part of Stanley Park will be transformed and will amplify the Sports Centre's ability to deliver excellent sports amenities, with a state-of-the-art venue for training, coaching, skills development, as well as match play opportunities.

Furthermore and given the under-supply of full-sized Community 3G Football Turf Pitches (FTPs) in Blackpool, this facility would significantly reduce the need for community visitors (local groups and football teams) to travel significant distances to access similar facilities.

The plan is to provide long-term sustainable benefits by increasing grassroots football development at Blackpool Sports Centre and encouraging whole-life sport for young aspiring footballers via enhanced pathways into open-age football.

This proposal offers excellent outcomes and has the power to contribute positively to vital social and health priorities.

Therefore, delivery of the proposed upgraded AGP would provide Blackpool's local footballing community access to a strategically needed playing and training facility.

8 LOCAL FOOTBALL FACILITIES PLAN

The Blackpool Local Football Facilities Plan (LFFP) identifies Blackpool Sports Centre as a priority project for investment for a Football Turf Pitch (the proposed Artificial Grass Pitch (AGP) refurbishment), based on two principal factors: deliverability and outcomes (quality, inclusivity, sustainability, engagement, and usage).

The purpose of the LFFP is to identify the priority projects for potential investment in the district:

“Within 10 years, we aim to deliver great football facilities wherever they’re needed. As the nation’s most popular team sport, football has the power to contribute positively to vital social outcomes and health priorities.

To maximise this power, facilities must be welcoming environments to attract first-time users and repeat visits, whether for informal, recreational, or competitive football. Research clearly and continually demonstrates the positive impact high-quality football facilities, in the right locations, can have on participation and enjoyment.

Latent demand exists, but facility quantity and quality must ‘step up’ if football is to reach out to everyone.”

Blackpool Sports Centre is a key site for football and has been identified as an ideal location for the proposed development.

As such, this proposal has been strategically identified by stakeholders including Blackpool Council, Lancashire Football Association, Blackpool FC Community Trust, Active Lancashire, and The Football Foundation as a centre for grassroots development and investment.

Determining factors include community sporting benefits, deliverability, site constraints and access and movement and the reasons for this selection are as follows:

Current Facilities	Three standard quality full size grass football pitch equivalents.
Current Users	Blackpool & Fylde Sunday Football Alliance. Sport Blackpool (inc. walking football). Affiliated football team training.
Rationale	Development of affiliated football, women and girls football, disability football, small, sided teams, and leagues. Sand based artificial grass pitch which has surpassed recommended surface lifespan. No longer used regularly for hockey other than for one weekend each year by the Blackpool Hockey Festival. Potential to convert the remaining sand-based pitch to 3G (much like the existing 3G FTP was in 2018) to strengthen the football offer onsite as a dual 3G FTP hub. Standalone pavilion likely required to support additional football generated by dual 3G FTPs. Future aspirations to review and improve the sporting offer across the site which may present opportunity for the development of indoor space for football and Futsal. Small investment required into Futsal line markings and goals in the meantime to continue to facilitate development.
Project Focus	Adult female. Adult male. Disability. IMD / lower social economic groups Mini-soccer. Small-sided teams and leagues. Youth female. Youth male.

9 SUSTAINABILITY

Blackpool Council wish to develop their facilities to provide better opportunities and access to a high-quality football amenity, for local football teams and community groups.

The Council and Blackpool Sports Centre has already demonstrated they can manage and maintain facilities to a high standard and have a clear approach to delivering more successful football initiatives and programmes once this proposal is realised.

They will work hard to ensure that the project will be responsible for generating sufficient income to cover all running costs including the required staffing needed for proper maintenance and management systems.

A sinking fund using revenue will be collected from community hire to replace the 3G football turf surface at the end of its functional life, along with further necessary refurbishment works.

Income collected from community hire will be used to fund all Artificial Grass Pitch (AGP) running costs and this is vital to secure financial sustainability (rather than being a profit-motivated project).

Blackpool Sports Centre is identified by stakeholders as an optimum site for grassroots football development in Blackpool, and this proposal has the capacity to serve the town and surrounding areas with a substantial catchment population and significant unmet football demand for a state-of-the-art facility.

To maximise this potential, the AGP would be a welcoming environment to attract first-time users and repeat visits, whether for informal, recreational, or competitive football.

The AGP will facilitate increased English Accredited Club provision to provide the best environment for football development in the community.

To ensure the upgraded AGP is fit for purpose once installed, it will be tested to confirm compliance with Federation Internationale de Football Association (FIFA) Quality Programme for Football Turf: Handbook of Requirements October 2015 Edition – FIFA Quality.

Subsequently, the AGP will be entered onto The Football Association's Register of Football Turf Pitches before first use; which is vital to facilitate English Accredited Club football activities.

As the nation's most popular team sport, football has the power to contribute positively to vital social outcomes and health priorities. This project will result in a dramatic impact on participation and enjoyment.

10 DESIGN CRITERIA AND STANDARDS

With respect to design criteria and standards, this proposal is designed in accordance with the following relevant sources of technical guidance and performance quality standards which are appropriate to external artificial sports facilities.

This planning proposal is based upon best design principles for sports facility developments, including:

ASPECT	REQUIREMENT
3G Artificial Grass Pitch (AGP)	<p>The Football Association (FA) Guide to 3G football turf pitch design principles and layouts.</p> <p>Federation Internationale de Football Association (FIFA) Quality Programme for Football Turf: Handbook of Requirements October 2015 Edition – FIFA Quality.</p> <p>Sport England Design Guidance Note 'Artificial Surfaces for Outdoor Sport' – updated guidance for 2013.</p> <p>The Sport and Play Construction Association (SAPCA) Quality Control Protocol for Sports Performance Infill.</p>
Groundwork / Formation / Drainage / Base / Foundations	<p>The SAPCA Code of Practice for the Design, Specification and Testing of Bases for Outdoor Synthetic Sport Areas.</p> <p>BS EN 1610:2015 Construction and testing of drains and sewers.</p> <p>BS 5911-3:2010+A1:2014 Concrete pipes and ancillary concrete products. Specification for unreinforced and reinforced concrete manholes and soak-aways (complementary to BS EN 1917:2002).</p> <p>BS EN 13285:2018 Unbound mixtures. Specifications.</p> <p>Manual of Contract Documents for Highway Works Volume 1 - Specification for Highway Works SERIES 600 Earthworks.</p> <p>Manual of Contract Documents for Highway Works Volume 1 - Specification for Highway Works SERIES 800 Road Pavements – Unbound, Cement and other Hydraulically Bound Mixtures.</p>
Asphalt Paving / Hard Standing Areas	<p>BS EN 1339:2003 Concrete paving flags. Requirements and test methods.</p> <p>BS EN 13108-1:2016 Bituminous mixtures - material specifications. Asphalt concrete.</p> <p>BS 594987:2015+A1:2017 Asphalt for roads and other paved areas. Specification for transport, laying, compaction and product type testing protocols.</p> <p>BS EN 12616:2013 Surfaces for sports areas. Determination of water infiltration rate.</p>
Ball Stop Fencing / Pitch Barriers	<p>The SAPCA Code of Practice for the Construction and Maintenance of Fencing Systems for Sports Facilities.</p> <p>BS EN 15312:2010 A1:2 Free access multi-sports equipment – requirements, including:</p> <p>Clause 5.5.1.2.1 Resistance to repeated impact of footballs.</p> <p>Clause 5.5.1.2.2 Very intense forceful impact resistance to player's kicks.</p>

	<p>BS EN 15312:2007+A1:2010 Free access multi-sports equipment. Requirements, including safety, and test methods.</p> <p>BS 1722-16:2009 Fences. Specification for powder coatings used as a plastics finish to components and mesh.</p> <p>BS EN 335:2013 Durability of wood and wood-based products. Use classes: definitions, application to solid wood and wood-based products.</p>
Floodlights	<p>The Football Association (FA) Guide to Floodlighting.</p> <p>Sport England Design Guidance Note: Artificial Sports Lighting – Updated guidance for 2012.</p> <p>BS EN 12193:2018 Light and lighting. Sports lighting.</p> <p>The Institution of Lighting Professionals (ILP): Guidance Notes for The Reduction of Obtrusive Light – Guidance Note 01/20.</p> <p>BCT / ILP Guidance Note 08/18 – Bats and artificial lighting in the UK.</p>
Pedestrian Access	<p>Sport England Design Guidance Note 'Accessible Sports Facilities 2010'.</p> <p>The Building Regulations 2010 Approved Document M: Volume 2 - Buildings other than dwellings.</p>
Generally	<p>Works will comply with current Building Regulations and British / European Standards applicable to the proposal.</p>

11 AMOUNT

This proposal has been prepared in accordance with published Design Guidance Notes (The Football Association (FA) / Sport England) appropriate to external artificial community football facilities.

The intended amount of development is:

ITEM	AREA
Replacement artificial grass surface (3G football turf).	6076m ²
Maintenance equipment storage container within fenced AGP enclosure.	15m ²
New and replacement hard-standing areas around AGP periphery for pedestrian access and circulation, portable goals storage, as well as vehicular access.	714m ²
Total	6790m ²

12 SCALE

Several new above-ground structures and boundary treatments are contained within the Artificial Turf Pitch (ATP) refurbishment proposal as follows:

LED FLOODLIGHTS

15.0m high floodlight masts (6no.) with associated LED luminaires (14no.).

BALL STOP FENCING AND PITCH BARRIERS

4.5m high steel mesh ball stop fencing forming the FTP enclosure with 2.4m high and 3.0m high steel (mesh infilled) entrance gates.

1.2m high barriers along pedestrian access.

MAINTENANCE EQUIPMENT STORAGE CONTAINER

2.6m high maintenance equipment store (1no.).

13 APPEARANCE

The choice of materials within this proposal reflects the materiality and conformity of similar 3G Artificial Grass Pitch (3G AGP) installations and the existing AGP to be replaced. Materials have been selected for the following reasons:

- > High performance.
- > High quality enduring appearance.
- > Suitability within the local vernacular.
- > Durable and robust.
- > Low maintenance.
- > Energy efficient and sustainable.

We believe the proposal design is complementary to Blackpool Sports Centre and surrounding environment and will introduce minimal visual impact, this being vital to ensure this proposal is sympathetic to its surroundings and does not create unacceptable impact to adjacent public areas or to the amenity of residential neighbours.

3G ARTIFICIAL GRASS PITCH (AGP)

3G Artificial Grass Pitches (3G AGPs) are a high quality and indispensable part of modern football facilities; their impact cannot be underestimated. In recent years, the industry has seen major innovations and improvements to artificial surfaces, and sports lighting.

This has created playing surfaces that replicate a good standard natural turf pitch whilst significantly increasing levels of use (up to twenty-fold in comparison to a natural turf pitch).

The high quality, consistent playing surface is the ideal environment to play the game and for young people to learn and with regular maintenance programmes,

3G AGPs can be heavily used all year round with no decline in quality. They almost completely negate annoying fixture cancellations during winter months, helping football to be a key part of a regular physical activity habit.

The way 3G AGPs are used is rapidly changing; current line-marking systems allow for match play across all formats of football (5v5, 7v7, 9v9 and 11v11). This enables significant levels of match-play to be transferred from grass to 3G football turf.

3G FOOTBALL TURF SURFACE

The appearance of the 3G football turf pitch surface (the field of play) will comprise a 3G artificial grass and partially in-filled with silica sand (for stability) and SBR (for performance), coloured grass green. This surface type is recognised as the most suitable artificial playing surface for community football and youth football development.

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

To support The Football Association's development plans into grassroots football and to generate maximum sport developmental potential, the AGP will provide five principal types of football applications with a variety of match play pitches and training areas within the same enclosed playing space.

The formal pitch arrangement will be:

- > 1no. 11v11 Youth U17/18 and Open Ages football pitch (100 x 64m).
- > 2no. 9v9 Youth U11 / U12 football pitches (63.8 x 45.9m each).
- > 2no. 7v7 Mini Soccer U9 / U10 pitches (55 x 37m each).
- > 4no. 5v5 Mini Soccer U7 / U8 pitches (37 x 27m each).
- > 4no. Training pitches (48 x 30m each).

Permanent pitch lines and markings will be installed to create the 11v11 football pitch, plus multi-coloured markers around the field of play periphery for youth football pitches as well as for mini soccer pitches.

Painted lines and markings will be installed to create the 9v9, 7v7, 5v5 and training pitches.

All run off areas around the field of play comply with The Football Association standards.



3G FOOTBALL TURF

LED FLOODLIGHTS

The appearance of replacement floodlights will comprise steel masts finished galvanised (Z275) self-coloured, mounted with LED luminaires within a Die-Cast housing finished RAL7001 Silver Grey.

The floodlights system includes six sectional octagonal base-hinge steel masts (15.0m high) each mounted with two or three LED luminaires (14no. LED floodlights in total).

One floodlight mast would be positioned along the Western AGP enclosure, and one floodlight mast would be positioned along the Eastern AGP enclosure; with four more floodlight masts positioned evenly along the Southern AGP enclosure.



LED FLOODLIGHTS

MAINTENANCE EQUIPMENT STORAGE CONTAINER

The appearance of the new storage container (2.529m high x 6.06m long x 2.44m wide) will comprise high tensile profiled steel, finished polyester powder coated RAL6005 Moss Green.



MAINTENANCE EQUIPMENT STORAGE CONTAINER

HARD STANDING AREAS

The appearance of new hard standing areas (clean pedestrian access and circulation, vehicular access, and portable goal storage areas) will comprise grey black coloured porous asphalt.



PITCH BARRIERS AND ADJOINING HARD STANDING AREAS

BALL STOP FENCING AND PITCH BARRIERS

The appearance of replacement perimeter ball stop fencing (4.5m high) will comprise polyester powder coated RAL6005 Moss Green, all supported with an intermediate post system and entrance gates of matching colour.

The fencing type will be steel open mesh fencing containing a general 200x50mm aperture (and 66x50mm rebound aperture to the internal pitch perimeter barrier).

Fence panels would be insulated from the posts using neoprene washers to be fitted to every fence post / mesh fixing point to aid noise reduction and acoustic attenuation by reducing rattle and vibration from ball impacts.

Fencing materials are consistent with The Football Association (FA) technical requirements for fencing.

0.5m high containment barriers would be built into ball stop fencing) to minimise SBR infill loss from the FTP and to prevent the transfer of SBR to the surrounding environment.



BALL STOP FENCING

PEDESTRIAN BARRIERS

The appearance of barriers (1.2m high) along pedestrian access will comprise timber posts and rails with a natural wood finish.



PEDESTRIAN BARRIER

SOFT LANDSCAPING

Except for new hard landscaping treatments comprising porous asphalt surfacing for pedestrian circulation and pedestrian / vehicular access, all other soft ground surrounding the area affected by the development shall be reinstated to grass (in accordance with BS 4428:1989 Code of Practice for General Landscape Operations).

This will enable effective grounds maintenance to the surrounding grass football pitches and amenity areas.

14 SUSTAINABLE DESIGN AND CONSTRUCTION

SENSITIVE DESIGN

The proposed Artificial Grass Pitch (AGP) refurbishment at Blackpool Leisure Centre will be sensitive within a protected public open space setting and will avoid damage and harm to known sensitive receptors.

This design proposal is complimentary to a suburban setting.

RESIDENTIAL AMENITY PROTECTION

Residential amenity would be preserved with no unacceptable impacts that could result from:

- > Loss of privacy and overlooking.
- > Overbearing and dominant impact.
- > Loss of sunlight.
- > Noise or disturbance.
- > Odours, fumes, or vibration.

This is because the closest residential neighbours to the application site are generally located 100m to the South West along West Park Drive (to property boundaries).

As such, the development proposal is generously separated from residential neighbours and no different than the current Artificial Grass Pitch (AGP) forming the application site. Therefore, we do not expect that the upgraded Artificial AGP would create any unacceptable issue of privacy to residential properties.

Also, the sensitive design proposal includes several mitigation features to prevent unacceptable impacts. These features concern visual impacts, noise impacts, and light impacts; and are discussed in turn below.

VISUAL IMPACT

Visually, the replacement 3G football turf pitch surface will appear much like the sand-dressed artificial grass surface covering the current AGP; and the scale and appearance of vital paraphernalia to the AGP (floodlights and fencing) are as modest and as visually unobtrusive as possible.

Indeed, they (floodlights and fencing) are similar to similar existing features to be removed in favour of the upgraded AGP.

Replacement floodlights are vital to providing artificial lighting for sports activities after dusk, mainly during autumn and winter seasons. Floodlight masts will offer a slim-line profile to minimise daytime appearance and impact (similar to existing floodlights).

This proposal is to remove six 18.0m high floodlight masts with twenty LED luminaires associated with the current AGP and to install six new 15.0m high floodlight masts with fourteen LED luminaires for the upgraded AGP.

The floodlights proposal has been sensitivity designed in accordance with the requirements for an Environmental Zone E2, which is a rural surrounding for example; a sparsely inhabited rural areas, village, or relatively dark outer suburban location.

The design of modern floodlights is such that is very little spill light and back light is projected around the AGP enclosure and coupled with the adequate distances to any residential neighbours; this artificial lighting will result in minimal impacts to residential amenity; with no unacceptable light trespass into windows and with no unacceptable glare.

Concerning the proposed ball stop fencing, this would replace similar fencing around the current AGP and does not introduce a new feature in this area of Stanley Park. We believe given the distances to the closest residential properties and surrounding public areas; this proposal will not create any excessive levels of overbearing or overshadowing impact.

The proposed new fence height (4.5m) is appropriate for the intended activities and would not appear incongruous within the Sports Centre surroundings, indeed the fence height would match fencing to the adjoining 3G Artificial Grass Pitch (3G AGP) to the North.

The refurbished AGP location would continue to be set back from the adjacent street scene (West Park Drive) and would sit within the well-established boundaries of Stanley Park, working with the existing terrain and contours to ensure that views and settings are preserved, and that the facility blends into its surrounds. This will result in a development that would not have any harmful impact on the local landscape.

Permanent buildings and occasional trees, trees belts and vegetation surround and enclose the AGP to minimise, diffuse, fragment, and block onlooking views towards the proposal from surrounding public areas and neighbours; as well as providing visual containment of the site.

To summarise, the sympathetic appearance and effect of the refurbished Artificial Grass Pitch (AGP) would be acceptable in its location and would create minimal impacts. This proposal would be:

- > Complimentary.
- > Appealing.
- > In-keeping.
- > Discreet.
- > Appropriate.
- > Proportionate.
- > Attractive.
- > Inviting.
- > Valued.

NOISE IMPACT

The development proposal has carefully considered potential noise impacts. The sensitive Artificial Grass Pitch (AGP) design has paid due regard to noise impact recommendations published by stakeholders.

We do accept that sports activities create activity sounds, but effect of these noises would lessen because of the generous distance between the AGP and the closest residential neighbours (at least 100m) that helps to avoid nuisance by reducing noise before it reaches residential properties.

The current AGP generally operates up to 21:45 throughout the week and up to 16:45 at weekends, so the proposed times of use are not materially different and would not create unreasonable impacts we believe.

On the basis of the above and when compared to the current situation, we believe the proposals are acceptable in a noise context and will not result in adverse impact on nearby noise sensitive locations.

LIGHT IMPACT

Six 15.0m high floodlight masts will surround the refurbished Artificial Grass Pitch (AGP) enclosure, mounted with 14no. LED luminaires (two or three LED floodlights per mast).

They will be new structures, replacing six existing floodlights (18.0m high), that would be visible from nearby residential properties and public areas, but they are not uncommon in public open space in which the application site is located.

15.0m high floodlight masts provide an optimum design solution, to ensure that light is directed fully downwards towards the playing pitch surface; and not over-illuminating the surrounding environment.

The proposal includes modern LED technology to reduce spill light and back light as much as practically possible. This results in spill light and back light diminishing within a short distance around the AGP enclosure.

When illuminated, the floodlights will not pollute the sky or create sky glow (wasted light projected upwards into the sky).

Neighbours will not experience unacceptable light impacts because spill light and back light would be entirely contained within Stanley Park.

Consequently; light trespass, light intrusion into windows, and luminous intensity (glare) to neighbours properties; all comply with Environmental Zone E2 limits.

Upward waste light would also be minimised with 0% upward light ratio (ULR) projected into the atmosphere. This satisfies recommendations of The British Astronomical Association's Campaign for Dark Skies, who campaign for low light pollution systems.

The replacement floodlights will provide lighting standards in accordance with the following appropriate performance standard for football activities, which is as follows:

THE FOOTBALL ASSOCIATION (FA) GUIDE TO FLOODLIGHTING

USE	MAINTAINED AVERAGE ILLUMINANCE	UNIFORMITY RATIO (EV.MIN / EV.AVE)	DIVERSITY RATIO (EV.MIN / EV.AVE)	MAXIMUM GLARE RATING
Competition	>200 Lux	>0.6	>0.30	<50
Cross Play	>120 Lux	>0.6	>0.30	<50
Training	>120 Lux	>0.6	>0.30	<50

Floodlights would be designed in such a way to allow each individual section of the field of play to be individually programmed to facilitate economical management and prevent over lighting when not in use.

Also, the floodlights design will comply with complimentary recommendations published within BS EN 12193:2018 Light and lighting – Sports lighting. This standard specifies lighting for indoor and outdoor sports events most practiced in Europe. It provides lighting values for the design and control of sports lighting installations in terms of illuminances, uniformity, glare restriction and colour properties of the light sources.

To satisfy these technical guidance recommendations, the proposed luminaires use LED technology; designed to provide lighting which may be controlled to reduce energy consumption and to reduce potential impacts onto the surrounding environment.

This proposal offers economical management to prevent over lighting areas when not used. Other features to be built into the floodlights system to ensure efficient operation would include:

- > Multi switching / override switch controls.
- > Seven-day programmable timer.
- > Hours run meter / three phase Kwh meter.

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

- > Lighting level across the field of play (task light).
- > Overspill levels (spill light and back light).

To prevent light nuisance and to protect residential amenity, the floodlights proposal ensures there would be minimal surface illuminance projected onto residential properties, as well as minimal glare experienced by sensitive observers / receptors. These restrictions are both for pre-curfew and post-curfew periods and consequently, light intrusion into windows and luminous intensity (glare); must observe Environmental Zone E2 limits.

Please refer to the accompanying documents for further details:

- > S21-373 DWG 0007.00 PROPOSED FLOODLIGHTS
- > HLS3728 REV1 FLOODLIGHTS CALCULUX REPORT

ECOLOGY LIGHT IMPACT

The floodlights proposal has been carefully and sensitively designed to ensure that once installed, light spill and back light around the Artificial Grass Pitch (AGP) enclosure reduces rapidly (maintaining the current situation) to prevent adverse impacts to any sensitive ecological receptors, biodiversity, or protected species. This is necessary to provide

a dark corridor around application site boundaries for any commuting or foraging bats, which maintains the current situation post-curfew around Stanley Park

The Institution of Lighting Professionals (ILP) has launched the latest practical guidance on considering the impact upon bats when designing lighting schemes. This advice supersedes the previous guidance and now discusses lighting levels and colour temperature impacts on different bat species. It is intended to raise awareness of the impacts of artificial lighting on bats but also the potential solutions to avoid and reduce this harm.

ILP have partnered the Bat Conservation Trust (BCT) and ecological consultants to write this document on avoiding or reducing the harmful effects which artificial lighting may have on bats and their habitats. With the advent of modern LED technology, there is also more flexibility to control for light spill, choose wider colour temperature options and implement flexible lighting schemes unlike previous restrictions with sodium technology, for example.

All practical measures described within the BCT / ILP Guidance Note 08/18 – Bats and artificial lighting in the UK have been applied to the proposal with an emphasis to floodlit sports pitches as follows:

- > LED floodlights with >550nm peak wavelengths avoid the component of light most disturbing to bats (Stone, 2012).
- > LED floodlights do not produce UV light like traditional metal halide (HID) floodlights.
- > LED floodlights provide stable optics performance; providing sharp cut-off, lower intensity, excellent colour rendition and dimming capabilities.
- > LED floodlights output creates zero upward light ratio (ULR), with zero light projected into the night sky. This satisfies the recommendations by The Institution of Lighting Professionals and The British Astronomical Association's Campaign for Dark Skies, who lobby for low light pollution lighting systems.
- > To mitigate light impacts to the surrounding environment, floodlight operations will be controlled with time clocks to ensure they do not remain on any later than permitted curfew times. Time clocks will be set to operate within a pre-programmed time including a seasonal changeover facility for BST and GMT.
- > To ensure the floodlights do not ever become a public nuisance; they will be subjected to periodic testing and inspections throughout their working life to maintain but not exceed design levels.

3G FOOTBALL TURF SURFACE

Visually, the 3G football turf pitch surface (the field of play) will appear like sports turf and is complimentary to a sports ground setting.

The Artificial Grass Pitch (AGP) surface is suited for football activities and to generate sports characteristics, the 3G football turf is infilled with a stabilising material (silica sand) and a performance material (SBR - Styrene-butadiene rubber). During the development of this proposal, a variety of potential performance infill materials have been considered including SBR / EPDM / TPE / encapsulated SBR as well as organic materials.

Currently, SBR is the preferred performance infill material because it offers the following beneficial qualities:

- > Performance.
- > Durable.
- > Economy.
- > No fibre content.
- > Recyclable.

During installation, the SBR material used to infill the 3G football turf will accord with the SAPCA Quality Control Protocol for Sports Performance Infill. This protocol has been developed to provide a robust framework of obligations which suppliers and installers must follow to demonstrate compliance with current legislation and regulatory requirements.

The protocol applies to the use of Sports Performance Infills (SPIs) and has been prepared in conjunction with SAPCA's member companies and key stakeholders, including Sport England. An extract from the protocol position statement is as follows:

“The Sports and Play Construction Association, the UK trade body for the sports pitch industry, has developed a voluntary industry standard that will provide minimum requirements that go above and beyond what is currently required for rubber crumb under European regulation. Sport England and leading sport governing bodies all support this approach and will continue to work with the industry to provide reassurance that pitches in this country are safe.”

SBR CONTAINMENT

As SBR is defined as a microplastic, it is vital to minimise infill loss from the Artificial Grass Pitch (AGP) and to prevent the transfer of SBR to the environment by players or by maintenance equipment.

Several complimentary features are introduced to this proposal to minimise infill loss in accordance with The Football Association and FIFA recommendations, including:

- > 0.5m high containment barriers installed around the FTP enclosure (built into ball stop fencing and pitch barriers).
- > Football boot cleaning stations.
- > Detox units to all gated entrances (steel grates with drainage outlets and waste trays).
- > Surrounding asphalt surfacing / slab paving.
- > Drainage inspection chambers with waste sumps to prevent any materials entering the drainage system.

BALL STOP FENCING AND PITCH BARRIERS

The Artificial Grass Pitch (AGP) will be enclosed with 4.5m high steel mesh ball stop fencing, which is essential to ensure the adequate long-term protection of the asset for a variety of vital reasons as follows:

- > To regulate access by providing a formal route onto and from the AGP for players, coaches, and officials.
- > To contain footballs within the pitch during training and competition activities – the variety of football pitch markings will result in goals being placed around the field of play during different types of football matches and training. As such, high level fencing is required around the entire AGP enclosure to provide a reasonable ball stop to catch stray football when mis-hit / mis-shot during play.
- > To protect the 3G football turf pitch surface from contamination that would severely compromise longevity. A substantial capital investment is necessary to install the AGP and the inclusion of an adequate fenced enclosure does provide an effective method to limit the risk of surface contamination and therefore help the valuable pitch surface to fulfill its life expectancy.
- > To help prevent unauthorised use and vandalism – high level fencing does afford protection and would dissuade unauthorised access.

In terms of the visual impact, fence elevations will consist of a weld mesh design comprising see-through steel mesh (polyester powder coated RAL6005 Moss Green) and type is commonly installed around artificial sports pitches.

It is discreet against a suburban background (similar to steel mesh fencing associated with current AGP) and permits light and views throughout, reducing the visual impact of the fencing.

LIMITED SIZE

This proposal is in accordance with appropriate technical recommendations published in The FA Guide to 3G Football Turf Pitch Design Principles and Layouts.

The project size and scale are limited to provide space necessary to implement one FTP only, an 11v11 football pitch with a variety of primary and secondary pitch markings to support open ages, youth and mini soccer and training areas, all within the same enclosed field of play.

END-OF-LIFE PROCESSING

Most materials used to construct the proposed AGP can now be re-used, recycled, repurposed, and recovered, including:

- > 3G football turf pitch surface – Cradle-to-Cradle innovations are now possible; meaning an aged football turf can be fully recycled back into raw material for the same industry to create new turf or secondary plastic products, thus removing the label of a single use plastic.
- > Stabilising and performance infill.
- > Steel (floodlights and fencing).
- > Base and foundation aggregates.

CLEAN ACCESS AND APPROACH

A generous new hard standing pathway would provide a direct connection between the Artificial Grass Pitch (AGP) entrance to adjacent pavements with Stanley Park. These pavements connect to the sports Centre buildings, onsite parking facilities, and site access.

Once people arrive at the Sports Centre, pedestrian access to the refurbished AGP will be provided by level and even pavements and hard standing areas, in accordance with:

- > Sport England Design Guidance Note 'Accessible Sports Facilities 2010'.
- > The Building Regulations 2010 Approved Document M: Volume 2 - Buildings other than dwellings.

MANAGED FLOOD RISK / SURFACE WATER DRAINAGE

A surface water drainage strategy for the Artificial Grass Pitch (AGP) would resist a variety of storm events catering for the 1 in 30-year flood event as well as management of a 1 in 100-year flood event with an allowance for climate change; thereby preventing the risk of any onsite or offsite flooding in these conditions.

To maintain the current situation, the refurbished AGP will continue to drain surface water via simple land drainage into the local private surface water sewer (375mm VC) which is routed through the Artificial Grass Pitch (AGP) and adjoining 3G Artificial Grass Pitch (3G AGP).

This solution complies with the third option of the drainage hierarchy and before surface water enters the domestic sewer system, the AGP structure will continue to provide adequate surface water attenuation for a variety of storm events (catering for the 1 in 30-year flood event as well as management of a 1 in 100-year flood event plus climate change).

Also, 0.5m high containment barriers installed around the FTP enclosure (built into ball stop fencing and pitch barriers) provide management of exceedance flows during extreme events. This sustainable surface water drainage scheme will adhere to Local Lead Flood Authority (LLFA) and National Planning Policy Framework (NPPF) requirements, as well as relevant technical standards.

Once this strategy is implemented, this proposal will not increase flood risk within the football ground or surrounding land, to ensure there is no increased flood risk to third party land or development.

National, Regional and Local planning policy requires that:

- > Development is directed to sites at the lowest probability of flooding;
- > Development accommodates the potential impacts of climate change;
- > Development should not be permitted if it would be at an unacceptable risk of flooding or create an unacceptable risk elsewhere; and
- > New development should facilitate safe access and exit during flood conditions.

Therefore, the surface water drainage strategy for this proposal is fully compliant with policy in respect of development and flood risk.

15 EFFECTIVE OPERATION AND MANAGEMENT

COMMUNITY 3G FOOTBALL TURF PITCH (FTP) MANAGEMENT

The refurbished Artificial Grass Pitch (AGP) will continue to be managed as an amenity to current facilities at the Sports Centre and the Council will implement a community use management plan to ensure the AGP is correctly operated.

This plan will provide a management structure for the facility is outlined below:

- > Overall responsibilities.
- > Direct reporting systems.
- > Day to day management.
- > Training, staffing, and staff development.
- > Maintenance and security.
- > Community use of facilities.
- > Community booking procedures.
- > Community operational procedures.
- > Local resident communication.

PROPOSED OPERATION TIMES

To satisfy the demands for community access, the proposed times of use (hours of operation) are as follows; which are marginally greater than the current situation:

Monday	08:00 to 22:00
Tuesday	08:00 to 22:00
Wednesday	08:00 to 22:00
Thursday	08:00 to 22:00
Friday	08:00 to 22:00
Saturday	08:00 to 18:00
Sunday	08:00 to 18:00

After the final session / activity ceases each evening, a little more time is required for players, coaches, parents, and any spectators to safely leave the AGP.

This extra illuminated period will also be valuable for loose equipment to be pack-up and removed (say bats, balls, and bibs), for portable goals to be moved into their storage positions, and for the supervisor to lock-up the AGP enclosure each evening.

Therefore, to allow the AGP to be closed properly, the proposed management arrangements beyond the requested curfew time is follows:

<u>Day</u>	<u>Earliest Start of Activity</u>	<u>End of Activity</u>	<u>Final Curfew*</u>
Monday to Friday	08:00	22:00	22:15
Saturday and Sunday	08:00	18:00	18:15

*Floodlights extinguished and AGP locked.

16 ACHIEVING SUSTAINABLE DEVELOPMENT

The National Planning Policy Framework presumes in favour of sustainable development set out as three dimensions – economic, social, and environmental objectives.

This development proposal provides the best solution for these recommendations, as follows:

Economic objective	Providing self-funding facilities for use by community visitors and the public to Blackpool Sports Centre.
Socio-Economic objective	Providing modern facilities for public benefit that will encourage the physical activity and engagement with the benefits to health and wellbeing associated with this.
Environmental objective	Ensuring the existing natural environment is not harmed post development and that the proposed sports facilities are designed and implemented to conserve and reduce energy wastage wherever possible.

In a sporting context, this proposal seeks to:

- > Provide opportunities for local community groups to participate in sport and physical activity for health improvement, enjoyment, and development of their skills, particularly amongst low participant groups;
- > Operate in line with the national agenda for sport considering nationally adopted strategies;
- > Generate positive attitudes in sport and physical activity by children and young adults to help reduce the dropout rate in sports participation with age;
- > Increase the number of people of all ages and abilities participating in sport and physical activity including people with disabilities;
- > Use the facility to encourage the range, quality, and number of sports club links and to stimulate competition that is inclusive of young people and adults;
- > Provide affordable access to the facilities and to be self-financing in terms of community access;
- > Contribute to strategic objectives for grassroots sports development.

In an environmental context, this proposal seeks to:

- > Ensure that maintenance of the the proposed sports facility is managed by the site management grounds team on a daily and weekly routine with contractors used as necessary to perform specialist maintenance on a periodic basis;
- > Collect a sinking fund using revenue from community access lettings / hire to replace the sports facility at the end of its functional life, along with further necessary refurbishment works;
- > Apply a variety of efficiencies to construction and operational stages that mitigate environmental impacts and reduce the carbon footprint of this development.

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

- > Excavations limited to the removal of turf and Topsoil only.
- > Imported granular sub-base aggregates to form the pitch foundations shall be locally sourced from local quarries or suppliers to reduce transportation.
- > Control gears for the proposed floodlights include photocell units and time clocks, to ensure artificial lighting does not illuminate before dusk and lighting does not exceed the permitted curfew hours.

- > LED floodlights require less electrical power than traditional sports-area lighting alternatives (say, HID floodlights), resulting in improved energy efficiency.
- > The 3G football turf pitch surface (the field of play) does not require watering.
- > For the 3G football turf pitch surface, modern textile manufacturing methods and technology continues to advance. As such, it is common place for artificial turf surfaces to be recycled at the end of their life cycle and be re-made into new similar surfaces or other products. It can be expected that technological innovations will continue, to enable this environmental sustainability form of recycling to affect this proposal when refurbishment is due after an initial life cycle.

Essentially, this project seeks to upgrade an existing Artificial Grass Pitch (AGP) with:

- > Better quality, sustainable provision.
- > In a suitable location.
- > Supported by effective management arrangements.
- > Implemented with best practice construction techniques to minimise waste and pollution.

17 PROMOTING HEALTHY AND SAFE COMMUNITIES

The National Planning Policy Framework encourages and promotes the retention of existing and the provision of additional, outdoor sports facilities, both public and private.

Specifically, paragraph 98 (concerning open space and recreation) of NPPF recommends that:

Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities and can deliver wider benefits for nature and support efforts to address climate change.

And paragraph 99 recommends that:

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

- A. an assessment has been undertaken which has clearly shown the open space, buildings, or land to be surplus to requirements; or*
- B. the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- C. the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.*

When assessing the proposal, consideration must be given to the importance of the standard of design and compatibility of a scheme to harmonise with the general character of Blackpool Sports Centre and the surrounding area in which it is set, the impact upon the private amenity of residential neighbours and local highway safety; amongst other material considerations.

The proposed development will implement improved provision in terms of quality and quantity and in a suitable location to benefit local community groups by providing access and opportunities for sport and recreation and making an important contribution to the health and well-being of everyone engaged with the project.

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

This proposal will also afford convenient pedestrian and maintenance access as well as provide suitable management, supervision and security by management and administration teams, so the proximity of existing facilities described above will help to create a vibrant and successful place and a safe and accessible environment.

This proposal satisfies the above planning objectives and is beneficial to the advancement of sports and recreation activity and engagement and will provide a genuine asset for local community groups by encouraging more people of all ages to participate in sport and activity.

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

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

18 CONCLUSIONS

Preceding this proposal, the application site and its surroundings has been assessed and found to offer an ideal opportunity to refurbish an Artificial Grass Pitch (AGP) at Blackpool Sports Centre.

This conclusion is made for the following reasons:

Physical Context	<p>The AGP would be compatible within its surroundings and is complimentary to its setting within a public open space setting (Blackpool Sports Centre and Stanley Park).</p> <p>The AGP will be located close to existing amenities and would provide convenient pedestrian access for all community visitors to the Sports Centre.</p> <p>The proposed AGP design is sensitive and properly preserves residential amenity, local biodiversity, and the surrounding environment.</p>
Social-Economic Context	<p>The proposed upgraded AGP has the capacity to serve Blackpool with a substantial catchment population and significant unmet football demand for a contemporary facility providing match play and training activities.</p> <p>The proposed AGP will contribute to the achieving The Football Association's National Game Strategy in Blackpool; and is supported with a robust sustainable football development plan and business plan, satisfying training needs, mini soccer, and match play activities.</p> <p>This project will deliver genuine benefits in terms of sports engagement and has the ability to enhance health and wellbeing.</p> <p>This proposal would be financially sustainable, with reasonable income generated to fund all running costs including the required staffing needed for proper maintenance and management systems.</p>
Planning Policy Context	<p>This proposal accords with relevant sections of Blackpool's Local Plan, and National Planning Policy Framework (NPPF) policies.</p>

CONSIDERATE DESIGN

The sensitive design proposal minimises impacts to surrounding land and preserves residential amenity. Similarly, the considerate Artificial Grass Pitch (AGP) design will create no harm to biodiversity, or protected species.

We believe impacts to the application site and local environment are mitigated by the careful selection of key components.

The proposed development will complement existing sports provision at Blackpool Sports Centre, and together, will be able to adequately cater for curriculum and community demands for improved sports facilities; ensuring public benefits.

The appropriate proposal design complies with relevant sources of technical guidance and performance quality standards and successfully demonstrates a range of exceptional circumstances that would be applied to the proposed AGP to minimise impacts; including:

- > Managed accessibility.
- > Character and appearance.
- > Limited amount and scale.
- > Residential amenity protection.
- > Biodiversity preservation.

For example:

- I. The proposed Artificial Grass Pitch (AGP) is proportionate and appropriate scale to its context having regard to the potential cumulative impact of development in the locality;

- II. The proposal does form a logical complement to the existing scale and pattern of development and the character of the area;
- III. The proposal is compatible with adjoining uses and not have a harmful impact on the amenity of existing occupants;
- IV. The proposal does, as far as is reasonably possible, protect or enhance the local landscape and the setting of the settlement/s;
- V. The proposal does not involve the loss of an area of open space or any other feature that makes an important contribution to the character or appearance of the area;
- VI. The proposal is provided with safe vehicular access and safe and convenient pedestrian access to supporting services and facilities;
- VII. The proposal is not at risk of flooding or likely to increase the risk of flooding elsewhere;
- VIII. The proposal does conserve and adversely affect the natural, historic, and built environment.
- IX. The proposal is sympathetic and sustainable and would be operated by efficient management systems within reasonable hours of use.

APPROPRIATE DEVELOPMENT

The overall aim of the project is to engage as many people in physical activity as possible through the creation of the Artificial Grass Pitch (AGP) tailored for football activities.

Key football development programmes will be delivered for women and girls, disability, social inclusion, the ageing population and children and young people.

Improvements to existing sports facilities at Blackpool Sports Centre will encourage participation in sport and leisure activities and in turn, will bring health benefits for everyone engaged with the project.

This proposal for the provision of facilities (in connection with the existing use of land) for outdoor sport, leisure, and recreation; would be an appropriate type of development.

Overall, this proposal represents an improvement in the quality and capacity of playing pitch provision at the school.

The refurbished AGP will provide a high-quality 3G football turf pitch to allow structured football activities to provide certainty that scheduled training and matches would not be disrupted during inclement and winter weather conditions.

SUSTAINABLE DEVELOPMENT

This proposal will deliver an enhanced facilities with better qualities and in a suitable location, an upgraded Artificial Grass Pitch (AGP) at Stanley Park.

The proposal design is sympathetic and sustainable and would be supported by efficient management systems within reasonable hours of use.

It would be implemented with best practice construction techniques to minimise waste and pollution; in accordance with NPPF Section 2 – Achieving sustainable development.

PUBLIC BENEFIT

An enhanced sports facility will expand the range of accessible sports, recreation, education, and community facilities; providing genuine public benefit.

The Artificial Grass Pitch (AGP) would provide a valued training and a competition facility, improving team sports for community sports clubs and groups during the week and at weekends within reasonable times of use.

There is significant demand for the facility within the local area and this proposal would encourage and support healthy lifestyles.

This proposal will give rise to a considerable benefit to the community through the provision of an enhanced playing facility, in accordance with NPPF Section 8 – Promoting healthy and safe communities (open space and recreation).

SUSTAINABLE TRANSPORT

Onsite car parking is sufficient to satisfy the traffic and trip generation needs of the development and public transport modes, drop-off / collect systems, and car sharing will be promoted for Artificial Grass Pitch (AGP) visitors unable to walk or cycle (Active Travel) their whole journey to and from the Sports Centre.

Traffic movements to and from Blackpool Sports Centre will be managed such that AGP activities will overlap with exiting activities and would not create traffic congestion within the surrounding vicinity of the development site and will not result in detrimental impact to highway safety, in accordance with NPPF Section 9 – Promoting sustainable transport.

APPROPRIATE DEVELOPMENT

The proposed Artificial Grass Pitch (AGP) will not result in an unacceptable impact upon the character, appearance, or visual amenity of the surrounding area.

This proposal, which is the provision of facilities for outdoor sport and outdoor recreation, is appropriate within the application site and does not conflict with the purposes of land within it, in accordance with NPPF Section 12 – Achieving well-designed places.

MANAGED FLOOD RISK

This proposal will ensure that surface water run-off is effectively managed and does not increase flood risk elsewhere, in accordance with NPPF Section 14 – Meeting the challenge of climate change, flooding and coastal change.

PROTECTING RESIDENTIAL AMENITY

The development proposal will not result in an unacceptable impact to any residential amenity or have a detrimental impact on the private amenity of the residents due to excessive impacts from noise, in accordance with NPPF Section 15 – Conserving and enhancing the natural environment.

This proposal will ensure that performance of the proposed floodlights complies with an Environmental Zone E2 (ILP) and an Environmental Zone E2 (ILP), in accordance with NPPF Section 15 – Conserving and enhancing the natural environment.

ENVIRONMENTAL SENSITIVITY

This proposal will not result in adverse impacts to any sensitive ecological receptors, biodiversity, or protected species, to ensure their favourable conservation status is maintained prior to, during and after this proposal is developed, in accordance with NPPF Section 15 – Conserving and enhancing the natural environment.

PRINCIPLE OF DEVELOPMENT

This project will deliver genuine benefits in terms of sports engagement and has the ability to enhance health and wellbeing.

As such, the proposed sports facility will serve to further enhance the excellent sporting offer that Blackpool Council and Blackpool Sports Centre provides its public and local community.



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