

Ryburn Valley High School

Creation of a 3G Artificial Grass Pitch (AGP) with perimeter fencing, hardstanding areas, storage container, floodlights and access pathway

Design and Access with Planning Statement



Client	Ryburn Valley High School St Peter's Avenue Sowerby Bridge West Yorkshire HX6 1DG		
Project	Creation of a 3G Artificial Grass Pitch (AGP) with perimeter fencing, hardstanding areas, storage container, floodlights and access pathway		
SSL project code	SC105		
Document title	Design and Access with Planning Statement		
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Associated Documents

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<p><u>Appendices</u></p> <p>Appendix A – Floodlight Performance Report Appendix B – LED Floodlight Data Sheet Appendix C – ILP Guidance Notes Appendix D – Proposed Materials and Appearance Appendix E – Sports Lighting Statement Appendix F – Drainage Strategy Appendix G – Noise Management Plan Appendix H – Noise Impact Assessment Appendix I – Arboricultural Report Appendix J – Preliminary Ecological Appraisal Appendix K – Lettings Policy</p>

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1. Introduction

1.1 The application is for the creation of a 3G Artificial Grass Pitch (AGP) with perimeter fencing, hardstanding areas, storage container, floodlights and access path at:

Ryburn Valley High School
 St Peter's Avenue
 Sowerby Bridge
 West Yorkshire
 HX6 1DG

1.2 In order to assist the application for full planning permission and to facilitate the implementation and delivery of the project; this document describes the project aspirations and illustrates the process that has led to the development proposal, and to explain and justify the proposal in a structured way.

1.3 This statement discusses design and access issues regarding the use, amount, layout, scale, landscaping, appearance and context of the scheme. In addition, the wider access implications of the proposal are addressed.

1.4 A planning statement is also provided to adequately address development plan policies and material considerations associated with this proposal.

1.5 The applicant is:

Mark Thorley- Ryburn Valley High School

1.6 The planning agent is:

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2. Design and Access Statement Principles

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

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

2.2 What Is Required: The Design Component

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

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

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

2.3 What Is Required: The Access Component

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

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3. Design and Access Statement

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

3.2 Proposal Description

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

- Artificial Grass Pitch (AGP) pitch surface with 3G artificial grass to accommodate a football pitch sized 97m x 61m (including 3m run-offs) designed to accommodate a variety of youth football pitches and training areas.
- Macadam hardstanding spectator areas and goal storage areas.
- 1.2m high pitch perimeter barrier fencing to the artificial grass perimeter, to segregate the pitch playing area from surrounding macadam areas and 4.5m high fencing to the perimeter of the facility.
- 6x13 metre high floodlighting columns.
- Maintenance / sports equipment store located within the fenced facility enclosure.
- Access pathway for pedestrians, emergency access and maintenance

3.3 Site Description



The site comprises existing grassed playing fields associated with the high school. The main school buildings and car park are located to the west of the playing field. To the north is St Peters Avenue which is the main access to the site with residential properties located on the other side of this road. To the south and east of the playing field are more residential properties with open fields to the south west.

3.4 Site History

An attempt to trace the history of the site has been carried out by reviewing readily available Ordnance Survey maps. The earliest maps date back to the late 19th century, indicating that the site was recorded as open fields across most of its extent. An old school building is recorded towards the northeast of the site during this time. The wider site was bordered to the west by a forested area known as 'Rawson's Wood'. By the mid-20th century the school buildings present to the north east appear to have been extended across the northwest of the wider site. Terraced playing fields are recorded to the west and south of school encompassing the development area as shown below:

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Aerial images indicate that the site current school building was constructed circa. 2006 with the old school building demolished at the same time. With the exception for a grassed bunds and access road, the proposed development area remained generally unchanged during construction of the new school building:

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Planning history

The following is recent planning history for the site:

- [10m x 20m glazed extension to dining room](#)
 Ref. No: 10/00707/FUL | Status: Permit
- [Extension to and conversion of former mini-bus garage to form a vocational learning centre](#)
 Ref. No: 10/00808/FUL | Status: Permit
- [One shelter to cover existing cycle rails outside gym \(40 unit\)](#)
 Ref. No: 10/01318/FUL | Status: Permit
- [Non Material Amendment to Planning Permission No. 10/01318/FUL - Move location of cycle shelter approximately 30 metres from original location and reduce size](#)
 Ref. No: 10/01318/NMA | Status: Non Material Amendment Refused
- [Cycle shelter for secure cycle storage \(30 unit\)](#)
 Ref. No: 11/01123/FUL | Status: Permit
- [Two-storey classroom extension to south elevation with adjoining vehicle access](#)
 Ref. No: 12/00647/FUL | Status: Permit
- [Three-storey classroom extension to south elevation with adjoining vehicle access](#)
 Ref. No: 12/00648/FUL | Status: Permit
- [Security fencing to facilitate community garden area](#)
 Ref. No: 12/00707/FUL | Status: Permit
- [Submission of information to discharge conditions on application 12/00648 - condition 2](#)
 Ref. No: 12/00648/DISC1 | Status: Partially Complied With
- [Prune ten trees \(Tree Preservation Order\)](#)
 Ref. No: 13/20029/TPO | Status: Grant Consent
- [Construction of a two-story classroom extension with dining provision to North elevation](#)
 Ref. No: 15/00350/FUL | Status: Permit
- [Temporary double modular classroom and fencing](#)
 Ref. No: 17/00713/FUL | Status: Permit
- [Prune trees and fell one tree \(Tree Preservation Order\)](#)
 Ref. No: 18/20097/TPO | Status: Part Approve / Part Refuse
- [Siting of storage container to hold play equipment](#)
 Ref. No: 18/01206/FUL | Status: Permit
- [Fell one tree \(Tree Preservation Order\)](#)
 Ref. No: 18/20219/TPO | Status: Grant Consent
- [Fell one tree \(Tree Preservation Order\)](#)
 Ref. No: 20/20027/TPO | Status: Grant Consent
- [Removal of existing canopy to facilitate new permanent modular canteen extension. Installation of Modular classroom building.](#)
 Ref. No: 20/00280/FUL | Status: Permit
- [Demolition of existing covered dining area to facilitate larger replacement canteen and new Modular classroom block](#)
 Ref. No: 21/00080/FUL | Status: Permit

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- [Submission of information to Discharge Condition 3 on planning application 21/00080/FUL](#)
Ref. No: 21/00080/DISC1 | Status: Partially Complied With
- [Submission of information to Discharge Condition 2 on planning application 21/00080/FUL](#)
Ref. No: 21/00080/DISC2 | Status: Partially Complied With
- [Submission of information to Discharge Condition 4 on planning application 21/00080/FUL](#)
Ref. No: 21/00080/DISC3 | Status: Condition Complied With

3.5 Purpose and Use

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

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

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

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

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

Table 1 – AGP Pitch Arrangements

Size and Age Grouping (Inlaid Lines)	Quantity
91m x 55m (Over 18/ Adult Football) in white	1
Size and Age Grouping (Capable of Supporting but not Included)	
73m x 46m (U11/U12, 9v9) in blue	1
54.8m x 37m* (U9 / U10, 7v7) in yellow	2
37m x 25.32m* (U7 / U8, 5v5) in red	4
*smaller than recommended size, but acceptable for match play use	

- The dimensions meet (and exceed) minimum pitch dimensions as per FA guidance and are sufficient to meet local league requirements for senior community football.
- The intended programme of use is not detrimentally impacted (there is no loss of functionality, or displacement of any teams/groups as a result of the pitch being provided at 91x55m versus 100x64m).
- The smaller footprint of the facility reduces the impact on the remaining playing field, allowing more space for other formal and informal activity.
- The artificial pitch being provided exceeds the dimensions of the existing natural grass pitch, whilst also providing significantly increased capacity which supports the application in ensuring the benefits outweigh the loss.

3.6 Amount

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

Table 2 – Development Aspects

Aspect	Area
3G artificial grass pitch area	6,393m ²
Porous Asphalt surfaced areas	115m ²
Total Development Area	6,508m²

3.7 Layout

The optimum location for a proposed AGP was carefully considered. Key considerations included:

- Avoidance of impact relating to noise and lighting
- Maximising the available playing field to accommodate natural grass pitches and other sports pitch markings
- Flood risk for the facility itself and ensuring the development does not increase the flood risk to other nearby areas
- Convenient proximity to changing facilities/welfare/site services
- Convenient proximity of vehicular parking areas
- Convenient proximity to transport routes
- Minimising impact on nearby trees and ecological considerations

The proposed location will afford pedestrian, maintenance and emergency access as well and providing for suitable management, supervision and security. It was concluded the proposed location for the new 3G pitch provides the best solution for the above considerations.

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3.8 Scale

The proposed height of new open steel mesh barrier fencing around the synthetic turf pitch perimeter will be 4.5m to the perimeter of the facility itself with a further 1.2m high fence within the perimeter separating the spectator area from the playing area.

The proposed height of the floodlighting columns will be 13 metres from ground level.

The proposed height of the steel storage container will be 2.59 metres.

3.9 Landscaping

New hard landscaping treatment around the 3G facility is restricted to porous asphalt surfacing for the spectator viewing area and goal storage areas.

New hard landscaping treatment around the facility is restricted to porous asphalt surfacing necessary to form the pedestrian access.

3.10 Appearance

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

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

3.10.1 3G Artificial Grass Playing Surface

The installed appearance of the playing surface will comprise a 3G artificial turf containing a 50mm pile and partially in-filled with silica sand (for stability) and granulate rubber (for performance), coloured grass green.

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

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

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

3.10.2 Perimeter Ball Stop Fencing

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

The installed appearance of perimeter ball stop fencing be polyester powder coated RAL6005 Moss Green, all supported with an intermediate post system and entrance gates of matching colour.

The 1.1m high fencing type will be steel open mesh fencing containing a 66x50mm rebound aperture to the internal pitch perimeter barrier. Fence panels are insulated from the posts using neoprene washers to be fitted to every fence post / mesh fixing point to aid noise reduction and acoustic attenuation by reducing rattle and vibration from ball impacts.

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

The 4.5m high fencing will be as above but a 200mm x 50mm sized mesh.

Against the background of the site, black or dark (moss) green are the fence colours that provide the most discrete appearance.

3.10.3 Hard Standing Areas

The installed appearance of the hard standing areas (areas outside perimeter of the pitch and goal storage areas and access pathway) will be grey / black coloured porous asphalt.

3.10.4 Maintenance Equipment Storage Container

The installed appearance of the new maintenance store will be steel, powder coated RAL 6005 moss green to match the perimeter fence.

3.10.5 Floodlights

The installed appearance of the new artificial lighting system will include six (6no.) slimline 13m high sectional hinged steel masts finished galvanised (Z275) self-coloured, mounted with slimline LED luminaires and fittings finished raw aluminium.

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3.11 Access/ Transport Links

Paragraph 111 of the National Planning Policy Framework (2023) sets out that:
Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

This development should not be prejudicial to the satisfactory functioning of the highway and that additional traffic movements generated by the proposal should not result in unacceptable impacts on the highway network.

No changes are proposed to the established vehicular access off St Peters Avenue. This leads to where the schools parking facilities are based.

New trips would be generated following the introduction of the Artificial Grass Pitch (AGP). This is resultant from an intensification of use made possible by the enhanced durability of the 3G artificial grass playing surface in comparison to the existing natural turf surface, especially during winter weather conditions.

The application requests opening hours of:

Monday to Friday: 08:00 to 22:00 hours
Saturday and Sunday: 08:00 to 22:00 hours

The convenient location of the site will ensure the proposed 3G facility can easily be accessed and utilised by nearby communities. The site is within a sustainable location within the town of Sowerby. There are bus stops along St Peters Avenue close to the main entrance.

The existing site already has a sufficient amount of parking capacity. The existing and proposed parking provision will consist of:

Table 3 – Site Car Parking and Availability

Type of Vehicle	Existing number of Spaces	Proposed number of spaces (inc retained)	Difference in spaces
Car	125	125	0
Light Goods Vehicles/ Public Carrier	0	0	0
Motorcycles	1	1	0
Disability Spaces	8	8	0
Cycle Spaces	10	10	0
Bus Spaces	7	7	0

With regards to the new facility and worst case scenario generation of vehicles along with general management and operational methods that are employed to assist traffic and congestion etc then please see the below information.

The below is data from TRICS for leisure football with approximate percentages of travel methods.

Mode	%
Vehicle (Driver and Passenger)	80%
Cyclists	1%
Pedestrians	10%
Rail	0%
Coach	8%
Bus	1%
Total People	100%

The table below provides an estimate of the worst case scenario of maximum users for a standard football full sized football pitch:

Sport	Players	subs	Coaches	Refs	Total	Pitches	Total times number of pitches	Spectators (0% adult football and 25% for youth football based on driving and supervising children)	TRICS data suggesting 80% transport method is by car with each car averaging 2no. passengers offering 40% to give total car generation
1no. adult football (11 a side + 7 subs)	22	14	2	3	41	1	41	41	17
2no. 9v9 football	18	8	2	1	29	2	58	73	30
2no. 7v7 football	14	8	2	1	25	2	50	63	25
4no. 5v5 football	10	4	2	1	17	4	68	85	34

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Clearly 4no. 5v5 pitches offers the worst-case scenario event. It should be noted that the pitches can be split and that not all pitches need to be in use at the same time.

The figures are based on persons and not the number of cars and on the very worst-case scenario that competitive matches are played with refs on each of the 4no. football pitches at one time.

For youth 5v5 football then it is more likely that 1no. parent shall take 2, 3 or 4 persons. A generic and common sum for the reduction of people to cars is at 50% that offers a large safety factor in place.

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

The proposed times of construction, demolition and site clearance operations shall be limited to the following hours:

- 07:00 to 18:00 Monday to Friday.
- 07:00 to 13:00 Saturday.
- No construction operations on Sundays or public holidays.

HGV movements and installation of equipment on site shall not be permitted outside these hours during the construction phase without prior written approval from the Local Planning Authority. The topsoil taken out to create the AGP will remain on site and will reduce construction programme and reduce construction traffic movements.

The proposed future use of the site will result in a negligible impact on the local highway network and local transport network and will not lead to car parking stress on local roads due to suitable on site provision of spaces. The proposal will therefore be compliant with paragraph 111 of the NPPF (2023).

3.12 Inclusive Access

Disabled access has been carefully considered throughout the whole design and applied wherever possible. The intention is to provide a smooth transition to and from areas within the site, for use by people of all ages and abilities. The new hard standing areas proposed around the Artificial Grass Pitch (AGP) are all accessible for disabled persons.

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

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4. Planning Statement

4.1 Planning Policy

National Policy

We understand that development management decisions must be taken in accordance with the National Planning Policy Framework (NPPF) as updated in September 2023.

Local Policy

On 22nd March 2023, the Council adopted the Calderdale Local Plan. It provides a framework for guiding planning decisions. Its policies: guide investment and development while safeguarding the natural/historic environment; enables adaptation to climate change; and helps secure high quality design.

The site is also within the Sowerby Neighbourhood Plan area.

4.2 Material Planning Considerations

We acknowledge the following material planning considerations relevant to the proposal include:

- Compliance with relevant national and local planning policies
- Principal of development to enable Sport England's informed assessment of whether the proposed benefits to sport associated with development would be sufficient to outweigh the detriment associated with the impact on the playing field and satisfy exception policy 5 of Sport England's Playing Fields Policy and Guidance 2018.
- Design and impact upon the character and appearance of the surrounding area
- Adequate impact mitigation to residential neighbours
- Artificial Grass Pitch (AGP) rationale and sport related benefits
- AGP management and maintenance programme
- Lighting / Floodlighting scheme including impact assessment
- Sustainable Drainage Assessment
- Protection of ecology and biodiversity
- Protection of nearby trees
- Suitable parking facilities

4.3 Assessment of Planning Issues

We believe the proposal is in accordance with the National Planning Policy Framework (NPPF) and the local planning policies. The following sections refer to specific policies and provide a discussion to outline how we believe this proposal satisfies these policies.

4.4 National Planning Policy Framework (September 2023) Section 2 - Achieving Sustainable Development

Policy extract:

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

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

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

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

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

This proposal aims to contribute to the above areas.

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

In a sporting context, this proposal seeks to:

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

4.4.1 Maintenance and Management of the facility

Please see appended Lettings Policy.

4.4.2 Energy and Waste Reduction

The proposed development will require the removal and redevelopment of a grassed area of playing field. However, a variety of efficiencies will be applied to the construction stage to mitigate environmental impact and benefit the carbon footprint of the development.

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

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

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

- Better quality provision
- Provide access to greater quantity of provision

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- In a suitable location
- Supported by effective and appropriate management arrangements
- Implemented with best practice construction techniques to minimise waste and pollution

4.5 National Planning Policy Framework (September 2023)
Section 8 – Promoting Healthy and Safe Communities

Policy extract:

Paragraph 98: Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.

Paragraph 99: Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

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

Whilst it is acknowledged the proposed development would result in the loss of what is effectively a grassed playing field, it must be noted that the scheme would provide a purpose-built facility that would facilitate a far greater level of use for sport and recreation throughout the whole year.

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

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

The proposed location will afford convenient pedestrian and maintenance access as well as providing for suitable management, supervision and security by site based staff.

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

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

It will deliver genuine beneficial outcomes as follows:

- Implement social, recreational and cultural facilities and services for community needs to enhance the sustainability of the school and the local area.
- Provide access to a high quality open space and provide opportunities for sport and recreation that can make an important contribution to the health and wellbeing of the local community.
- Make beneficial usage of the current site resulting with better provision provided by a durable Artificial Grass Pitch (AGP).

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

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

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

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

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

4.6 National Planning Policy Framework (September 2023)
Section 12 – Achieving well designed places

Policy extract:

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Paragraph 126: The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

4.6.1 Design Standards

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

4.6.2 Artificial Grass Pitch (AGP)

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

4.6.4 Ball Stop Fencing

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

4.6.5 Generally

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

4.6.6 Visual Amenity – 3G Artificial Grass Playing Surface

The new Artificial Grass Pitch (AGP) will be surfaced with 3G artificial grass coloured grass green. The visual appearance will be similar to existing fine sports turf and in keeping with a sports stadia environment. 3G synthetic turf is designed to look like natural turf, unlike the older type sand filled ‘astro turf’ type surfaces.



A typical example of 3G artificial surface

4.6.7 Visual Amenity – Building level

The field topography will be adjusted to reduce and adjust longitudinal slopes and lateral profiles across the Artificial Grass Pitch (AGP) footprint to accord with technical recommendations. This is necessary to preserve unbiased ball roll characteristics, resulting in a diagonal axis containing an approximate 1:100 (1%) maximum slope. The existing field is relatively flat therefore little field level readjustment will be required.

4.6.8 Visual Amenity – Ball Stop Fencing

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

- To help contain balls within the pitch during training, competition and recreational activities
- To protect the playing surface from contamination that will severely compromise the longevity of the artificial grass playing surfaces
- To segregate the pitch playing area from spectators

In terms of the visual impact of the fencing, the elevation will consist of a weld mesh design comprising see-through mesh, coloured RAL 6005 moss green. This type is commonly installed around artificial sports pitches and permits light and views throughout, reducing the visual impact of the fencing.

The type of barrier fencing proposed to the edge of the synthetic turf would be a similar height to the current pitch perimeter barrier and would not give rise to unacceptable visual impacts to warrant refusal of the application.

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

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



Examples of perimeter ball stop fencing

4.6.9 Visual Amenity – Acoustic Fencing

The proposal incorporates noise barriers at 2m high to the south and 1.8m high to the north to protect the residential amenity of neighbouring properties.

Some example photos of acoustic fencing around artificial pitches are included below. Please note these fencing heights shown are not all the same and are for visual impact only.



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Examples of perimeter acoustic fencing

4.6.10 Visual Amenity – Floodlight Masts

The proposals incorporate the provision of six (6no.) 13m high slimline floodlight masts mounted with associated luminaires around the perimeter of the Artificial Grass Pitch (AGP).

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

A galvanised only finish of the columns has been selected as the preferred solution in terms of being more discreet against the background of the (often) grey UK skies.

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

With the floodlight columns being of a slimline design, it is not felt the columns will provide an unacceptable visual impact.



Examples of slimline LED floodlighting columns and masts

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4.6.11 Visual Amenity – Maintenance Equipment Storage Container

The installed appearance of the new maintenance store will be steel, powder coated RAL 6005 moss green to match the perimeter fence.



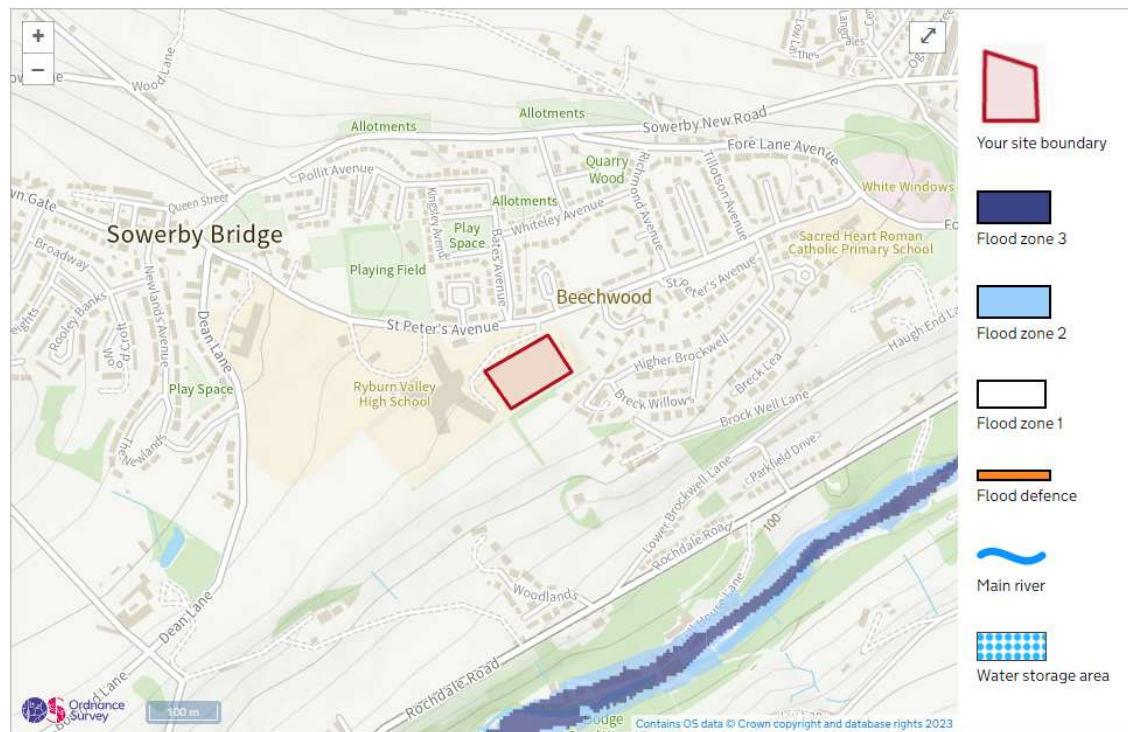
Example of storage container

4.7 National Planning Policy Framework (September 2023)
Section 14 – Meeting the Challenge of Climate Change, Flooding and Coastal Change

Policy extract:

Paragraph 167: When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
- b) the development is appropriately flood resistant and resilient;
- c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;
- d) any residual risk can be safely managed; and
- e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.



Flood Map for Planning.

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According to the governments flood risk map for planning the site is located within flood zone 1, indicating a low risk from flooding and indicating that a Flood Risk Assessment is not required in this instance.

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

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

4.8 National Planning Policy Framework (September 2023)
Section 15 – Conserving and Enhancing the Natural Environment

Policy extract:

Paragraph 185: Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

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

4.8.1 Noise Impact

It is acknowledged that the application proposal would result in a greater intensity of use of this particular area of the site. This intensification of use is made possible by the enhanced durability of 3G artificial grass playing surface in comparison to the current natural turf surface.

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

Monday to Friday	08:00 hours to 22:00 hours
Saturday & Sunday	08:00 hours to 22:00 hours

There are residential properties close by to the south, north and west of the proposed AGP, therefore a noise impact assessment has been undertaken. The assessment includes the prediction of noise emission from the AGP at the nearby noise-sensitive properties, based on noise level data from activities measured at existing AGPs and by generating a noise model. As a result of the noise levels, noise mitigation barriers have been proposed to achieve noise levels within suitable World Health Organisation (WHO) recommended levels. The barriers should be 2m high to the south and 1.8m high to the north. For further information please see the appended Noise Impact Assessment.

Additional measures to be implemented as part of the proposed development to reduce the noise impact, are set out below:

- Neoprene washers (inserts) will be fitted to fence panel fixings to reduce panel rattle and vibration from ball impacting on the perimeter fencing, which will reduce noise emission created from use of the AGP.
- Unlike a small ball-court, all playing lines are to be permanently marked 3m minimum away from the pitch perimeter to mitigate balls impacting onto the fenced enclosure.
- To manage noise generated by use of the facility, the club will introduce a Noise Management Plan with procedures to minimise any potential noise impact from users of the facility. The plan is considered to be a live document which may be revised during the operational stages in order to create an acceptable balance between the requirements for a successful sports facility and the protection of local residents' amenity. The plan is considered to be a live document which may be revised during the operational stages in order to create an acceptable balance between the requirements for a successful sports facility and the protection of local residents' amenity. The plan will ensure that:
 - The nominated noise monitoring supervisor regularly monitors activity on the facility.
 - The maximum user capacity of the facility is not exceeded.
 - Only pre-booked lettings under a signed lettings agreement will be permitted to use the facility. All clients as part of the lettings agreement will sign up to a Code of Conduct which includes arriving and leaving the site plus expectations whilst on site.
 - The supervisor liaises with clients to ensure noise management policies and the Code of Conduct are adhered to.
 - A clear and reliable mechanism is provided whereby noise complaints can be made and logged and acted upon by way of a formal complaint's procedure.

Liaison with stake holders and interested parties is undertaken to ensure the noise management plan remains effective and revisions are applied accordingly.

4.9 Local Planning Policy – Calderdale Local Plan 2018/19 to 2032/33

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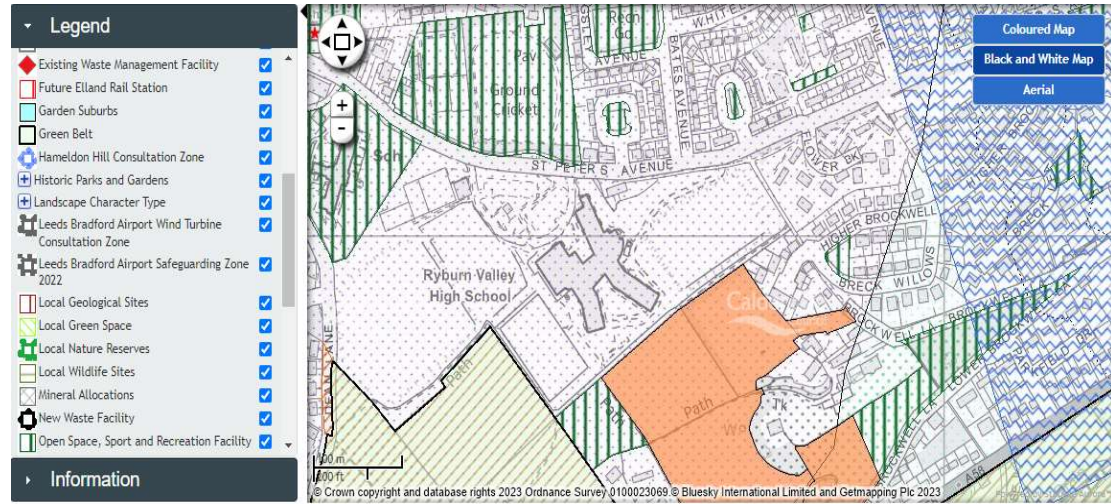
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We understand that development management decisions must be taken in accordance with the Local Plan. On 22nd March 2023, the Council adopted the Calderdale Local Plan. It provides a framework for guiding planning decisions. Its policies guide investment and development while safeguarding the natural/historic environment; enables adaptation to climate change and helps secure high quality design.

After review of the Local Plan policies map the area is identified as being within Landscape Character Type Code D (Moorland Fringes / Upland Pastures) and within the Leeds Bradford Airport Wind Turbine Consultation Zone:



Calderdale Local Plan Policies Map

CALDERDALE LOCAL PLAN 2018/19 To 2032/33

We feel that the proposed development demonstrates clear coherence with various policies including:

Policy SD1

Presumption in Favour of Sustainable Development

- I. As a means of securing sustainable development the Council will:
 - a. Work pro-actively with applicants in order to find solutions so that applications can be approved wherever possible;
 - b. When considering development proposals, take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework
- II. Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.
- III. Where there are no relevant development plan policies or the policies which are the most important for determining the application are out of date, the Council will grant permission unless:
 - a. The application of policies in the National Planning Policy Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - b. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole.

Policy BT1

High Quality Inclusive Design

- I. New developments will ensure high quality, inclusive design and demonstrate a holistic approach to design quality. Applicants will demonstrate consideration of the aesthetics, function and sustainability of proposals over the lifetime of the development:

Aesthetics

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- II. The design style proposed in new developments should respect or enhance the character and appearance of existing buildings and surroundings, taking account of its local context and distinctiveness, in particular any heritage assets. Contemporary, innovative design will be encouraged where it can be demonstrated that this will not harm local distinctiveness or the significance of any designated heritage assets in its vicinity, including, where relevant, their setting. Aesthetics includes a range of factors including height, massing, scale, form, siting and materials.

Function

- III. Development proposals should be fit for purpose, resilient and flexible in terms of responding to a range of future demands. A mix of uses will be encouraged where possible providing the use does not lead to an unacceptable loss of amenity. New homes should be well laid out internally and should provide suitable levels of space appropriate to the type of home.
- IV. Proposals will demonstrate consideration of issues around access and ease of movement within and through the development by all sectors of the community and by all modes of transport; the general layout of the scheme within the context of its surrounding; health implications including the modification of the obesogenic environment and safety issues such as land stability, pollution, mining legacy and flooding.

Sustainability

- V. All new residential development (including conversions and extensions) will be expected to incorporate sustainable design and construction principles throughout the development process in line with the Government's objective of setting energy standards through the Building Regulations function. In addition, residential development proposals will be encouraged to:
- a. Incorporate the principles associated with Passive Solar Design in the design and layout of development, and to facilitate the provision of "2050-ready" homes
 - b. Incorporate the use of recycled and energy efficient materials
 - c. Maximise the reuse of existing resources and materials to minimise waste and the loss of embodied energy associated with the production of building materials and products, and
 - d. Incorporate the use of locally sourced building materials
- VI. All new non-residential development in excess of 1,000 square metres will be expected to meet at least BREEAM level 'very good' with immediate effect, with an aspiration for higher BREEAM standards, subject to review over the Plan period, to ensure the target remains relevant.
- VII. Developments that are likely to have a significant landscape or townscape impact in terms of design, public interest or impact on a locality, will be subject to Design Review; this should be undertaken as early as possible in the application process to ensure that proposals are not too advanced to implement any potential design changes.

4.10 Sport England

Sport England will be a statutory consultee on this planning application as the proposal affects a natural turf playing pitch.

A playing pitch is a delineated area, which together with any run off is of 0.2 hectares or more. Playing pitches may have a grass surface or an artificial one.

The following details are provided to enable Sport England's informed assessment of whether the proposed benefits to sport associated with development would be sufficient to outweigh the detriment associated with the impact on the playing field and satisfy exception policy 5 of Sport England's Playing Fields Policy and Guidance 2018.

The aim of the policy is to ensure that there is an adequate supply of quality pitches to satisfy the current and estimated future demands of the pitch sports.

The following details are provided to enable an assessment:

Requirement	Detail provided
Impact the proposed development would have on playing pitch provision including proposed summer / winter playing pitches	<p>The application site is presently a grassed playing field.</p> <p>This proposal seeks to replace the natural turf pitch with a 3G Artificial Grass Pitch (AGP).</p> <p>It is acknowledged that the removal of an existing usable grass pitch to enable the development of the proposed Artificial Grass Pitch (AGP) is unavoidable.</p> <p>With the current natural turf surface, the pitch becomes unusable during periods of inclement weather each winter with pitch waterlogging. This causes a number of issues during the winter term due to limited usage of the playing field.</p> <p>The new 3G facility will result in convenient player and pedestrian access as well as effective management of the proposed Artificial Grass Pitch (AGP).</p>

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	<p>The proposed AGP will be sited adjacent to existing site facilities and infrastructure including circulation areas and ample car parking provision.</p>
<p>Community use of the proposed sports facility</p>	<p>The resultant facilities would not only be used by the school, but also by partner organisations and community groups from the surrounding areas to gain the maximum football developmental outcomes, via pre-arranged and structured community access.</p> <p>The development of this AGP, in accordance The Football Association's technical design guidelines, will especially enable children and young adults to play on appropriately sized pitches with appropriately sized goals, encouraging greater touches of the ball and an increased involvement in the game to enable skill development. The intention is that young players will develop better technical and decision-making skills from a younger age.</p> <p>The AGP will support FA affiliated junior / youth football (highest level of competition), along with training and coaching activities.</p> <p>The facility will support several inclusive organisations who provide strong and sustainable education placements for providing children and young people, in addition to a number of organisations who support those with a disability.</p> <p>For further community use please see section 4.11</p>
<p>Community access formally secured through a community use agreement</p>	<p>A Community Use Agreement with key partners will be established and managed on a formal basis. It is envisaged that the requirement for this community use agreement would be inserted as a planning condition and such an agreement would follow the Sport England template.</p> <p>The provision of the new external Artificial Grass Pitch (AGP) will provide increased usage in comparison to the existing site during the daytime and evenings.</p> <p>This extended use is possible because the proposed floodlit Artificial Grass Pitch (AGP) is more resilient during winter weather conditions and with new floodlights, evening activities will enable the facility to be used to its full potential.</p> <p>The AGP also avoids close season maintenance works.</p> <p>The proposal will provide a much needed facility which would enable sport to be played throughout the year.</p>
<p>Sport related benefits of the proposed artificial grass pitch for the applicant and the community</p> <p>This explanation should provide detail on the deficiencies of the existing facilities and set out how the new facilities will address such deficiencies and help with the delivery of sport and meet community facility needs</p>	<p>The local surrounding area has limited access to state of the art 3G Artificial Grass Pitches (AGPs) and this proposal will contribute to satisfying demand for training and competition football.</p> <p>The proposed AGP will accord with Sport England's and The Football Association's technical design guidance for Artificial Grass Pitches (AGPs).</p> <p>The provision of the Artificial Grass Pitch (AGP) could be used continuously throughout the year and intensively due to its artificial grass surface and floodlighting.</p> <p>This project will support Sport England's key goals in the following ways:</p> <ul style="list-style-type: none"> ▪ Increasing the number of people playing sport for at least 30 minutes once a week ▪ Developing new teams and participation opportunities ▪ Recruiting new players to all football formats ▪ Providing quality training and match play facilities ▪ Achieving growth in adult participation ▪ Providing juniors supported pathways into adult teams ▪ Raising the percentage of young adults who play sport once a week ▪ Supporting club and community teams ▪ Developing secure pathways into adult football ▪ Creating pathways from recreational football into clubs

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Explanation of which sports the new artificial turf pitch will accommodate	With football being the targeted sport, the appropriate surface choice is 3G artificial grass designed to FIFA Quality standards. 3G turf is regarded by The Football Association as the most suitable artificial playing surface for community football and youth development. Sport England guidance** describes this as a 'preferred football surface' and capable of high level competition / training (national/international). **Sport England's guidance document 'Selecting the Right Artificial Surface for Hockey, Football, Rugby League and Rugby Union' Issue 002 / December 2010.
Proposed surface type	3G artificial turf
Sustainability	Arrangements to ensure the long term maintenance of the facility will be established, along with a necessary sinking fund to ensure the long term benefit of the facility and the appropriate replacement of the artificial surface, floodlights and pitch furniture at the end of life cycles.

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

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

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

4.11 Identifying the Need

The data from the 2017 Playing Pitch Strategy shaped the Local Football Facilities Plan (LFFP) for Calderdale. In 2018 when the LFFP was completed there were 3 full size 3Gs with a shortfall of 6. Since the LFFP was produced 2 new 3Gs have opened at Elland (Brooksbank) and Brighouse (Rastrick) leaving a shortfall of 4.

The geographic spread of existing facilities is uneven, the majority are located in the Halifax area. There are provision gaps in the west (Todmorden) as well as additional need in the wider Halifax area. The LFFP recommends that these are addressed. Ryburn is in the wider Halifax area.

Local consultation reveals common issues with a lack of availability in relation to training demand. A number of the larger clubs in Calderdale (including Ryburn United) are unable to train on 3G or only able to train at undesirable times.

Due to the topography of Calderdale, flat land options are limited. Ryburn is one of the few locations which could accommodate a full size 3G without the need for significant earthworks/investment.

The local need for the project came from the number of football teams who currently use the Astro which is preventing other sports from accessing the pitch. The Ryburn Valley 3G project has been identified by local stakeholders as a priority due to the lack of artificial pitches in the area and high demand. Installing a 3G will not only benefit rugby and football clubs but also hockey, netball, basketball, tennis and multi sports/fitness. Consultation with existing and potential new users has identified the need for a 97m by 61m pitch with a shockpad.

The site offers guaranteed daytime use, secure site, ample car parking, match funding, management through an established trust and strong programme of use.

Ryburn United FC (RUF) with 43 teams (including 9 girls and a walking football team) are the main partner club. Most teams currently train on the Astro, with 5 teams having to travel into Halifax to use Beech Hill School which has a small 3G. RUF are not a partner at any Football Foundation funded site. The Club have 18 11v11 teams who play matches at Ryburn High and at sites across the Borough including Rishworth School and Calderdale College. With suitable training / match play facilities the club have the potential to grow to 60+ teams.

Additional users include Rippendon Wanderers, Halifax Panthers Rugby League, Calderdale Locomotives American Football, Halifax Town Foundation, ManVat, Old Rishwoniens RFU, Calderdale Council HAF team, Active Calderdale and others.

The project will deliver a number of strategic outcomes:

- Physical Wellbeing; Increasing physical activity levels will improve the health of the community
 - Mental Wellbeing; Playing sport & being regularly active will improve residents mental wellbeing
 - Individual Development; Young people will be taught through playing sport the importance of working together & the health benefits of adopting a healthy lifestyle
 - Social & Community Development; Providing access to quality facilities enables young people to engage in sporting & social activities within their own community and fosters an ethos of cooperation/respect.
 - Economic Development; The project will help to regenerate and expand provision post Covid and the cost-of-living crises by investing in new facilities.
- Project aims/objectives:
- Increasing volunteers, providing individuals with a sense of purpose & giving something back to the community
 - Improving education/training through qualifying volunteers - increasing civic pride
 - Reducing obesity through regular exercise

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- Improved educational attainment; engagement in sport helps facilitate an increased educational focus
- Reduced ASB by providing diversionary activities/inclusion leagues
- Improved community cohesion through intergenerational activities & improved understanding of different cultures/ages/beliefs/abilities
- Provide a fit-for-purpose community facility in an expanding town
- Increase physically activity
- Improve self-esteem & confidence of participants
- Widen access of opportunity for disadvantaged groups to become engaged/active

The existing grass pitch is currently used by RUFC for matches on a Saturday and Sunday. The existing grass surface limits use and several games have been cancelled due to the pitch being waterlogged.

4.12 Ecology

A Preliminary Ecological Assessment has been provided to support the planning application. The survey looks to establish the potential presence or absence of protected ecological features of significance. The survey concludes that the design and location of the facility should have minimal effect on bats. There would also appear to be little probability of disturbing birds and no likelihood of encountering species like GCN, slow worms and other reptiles, as well as mammals.

4.13 Trees

It is acknowledged that the proposed development is surrounded by trees, including two tree groups, G2 and G3, which contain a number of sycamore trees are subject to Tree Preservation Orders (TPO) along the southern boundary. An arboricultural survey has been carried out to support the planning submission. No trees are proposed to be removed as a result of the works and the report concludes that by following good practice, all retained trees should be protected during the works. For further information please see the appended Arboricultural Impact Assessment and accompanying tree data and constraints plan.

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5. Existing site photos



View of existing playing field

View of access road off St Peter's Avenue



View of tree line along southern boundary

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6. Conclusions

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

- The proposed Artificial Grass Pitch (AGP) will replace an existing grassed pitch with better quality provision, thereby providing access to greater quantity of provision in a suitable location and supported by effective and appropriate management arrangements, whilst implementing best practice construction techniques to minimise waste and pollution.
- The proposal would give rise to a considerable benefit to the wider community through the provision of an enhanced playing facility and the opportunity for usage throughout the year by partner organisations and community groups.
- The proposal would ensure that surface water run-off is effectively managed and does not increase flood risk on the site and elsewhere.
- The proposal would ensure that noise emission created by use of the development is not expected to adversely affect any residents by way of noise.
- The proposal could accommodate any additional parking demand generated by the proposed development and result in no additional stress on the wider area for parking.
- The proposal satisfies Sport England's E5 policy in that the proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.
- The site is in compliance with local planning policies set out in the Calderdale Local Plan.
- The Artificial Grass Pitch (AGP) and associated facilities would not result in an unacceptable impact upon the character, appearance or visual amenity of the site or surrounding area. The proposal will not appear inappropriate to any view looking into the site.
- The proposal will result in a minimal impact on ecology and to the surrounding trees.

End of document

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