



DESIGN AND ACCESS STATEMENT

CONSTRUCTION OF A NEW 2G SYNTHETIC PITCH

for

St Gregory's Catholic
Academy

December 2023

Sports Labs Ltd
1 Adam Square
Brucefield Industry Park
Livingston
EH54 9DE



Contract Number: **3219**

Issued by: Sports Labs on behalf of
St Gregory's Catholic Academy

For the development of:

The construction of a new MUGA pitch with fencing system to replace the existing natural grass area.

Date of Issue:
December 2023

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Approvals		Signatures
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Client approval:	For and on behalf of St Gregory's Catholic Academy	
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CONTENTS

1	INTRODUCTION	4
2	PURPOSE OF THIS DOCUMENT.....	5
3	DESIGN OVERVIEW	5
4	ADDITIONAL PLANNING CONSIDERATIONS	8
5	ACCESS OVERVIEW	8
6	PLANNING STATEMENT.....	9
7	PROPOSAL SUMMARY	10

TABLE OF FIGURES

Figure 1 – Overall Development Area.....	6
Figure 2 - Typical 20mm 2G Sand-dressed Turf System	7

1 INTRODUCTION

- 1.1** Sports Labs Ltd have been appointed by SIS Pitches to apply for planning permission for the construction of a 2G synthetic pitch within St Gregory's Catholic Academy. This land will be upgraded to a new synthetic MUGA area consisting of the playing surface surrounded by perimeter fencing.
- 1.2** In order to assist in the approval of planning permission and the development of the proposed project, this document shall outline the scope of works and considerations within the local environs and to facility users and residents.
- 1.3** This statement shall discuss design and access considerations regarding layout and further considerations in relation to the wider scheme.

1.4 Site Address

St Gregory's Catholic Academy
Ragpath Lane
Roseworth
Stockton on Tees
TS19 9AD

1.5 Applicant Details

St Gregory's Catholic Academy
Ragpath Lane
Roseworth
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Project Contact:
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1.6 Agent Details

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2 PURPOSE OF THIS DOCUMENT

- 2.1** The Design and Access Statement has been compiled as a short document to provide detail of the build proposals to accompany the planning application submission.
- 2.2** The report has been published in line with government recommendations, whereby the 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.

3 DESIGN OVERVIEW

3.1 Facility Purpose

- 3.1.1 The school are looking to create a new 2G synthetic MUGA. The all-weather surface would be used for football, basketball and other multi-sport uses- to be used exclusively by the school.
- 3.1.2 The land outlined for the development area is an area of natural grass.

3.2 Site Description

- 3.2.1 The development area is located within St Gregory's Catholic Academy.
- 3.2.2 The existing site is currently used by the local residents for physical activities and play.

3.3 Site Dimensions

- 3.3.1 As shown in the general arrangement drawing (100) the proposed pitch footprint will be 25.0m x 20m, with two goal recesses sized at 4.0m x 2.0m.
- 3.3.2 The natural grass development area has even/consistent levels.
- 3.3.3 The proposed pitch has been designed to maintain the existing levels, minimising the required earthworks.

3.4 Site Constraints

- 3.4.1 The site presents some challenges, not just in relation to the topography of the land. The boundary of the development area is a mix of footpaths and playpark equipment.
- 3.4.2 The site is situated in a residential area which will need to be considered during the project.

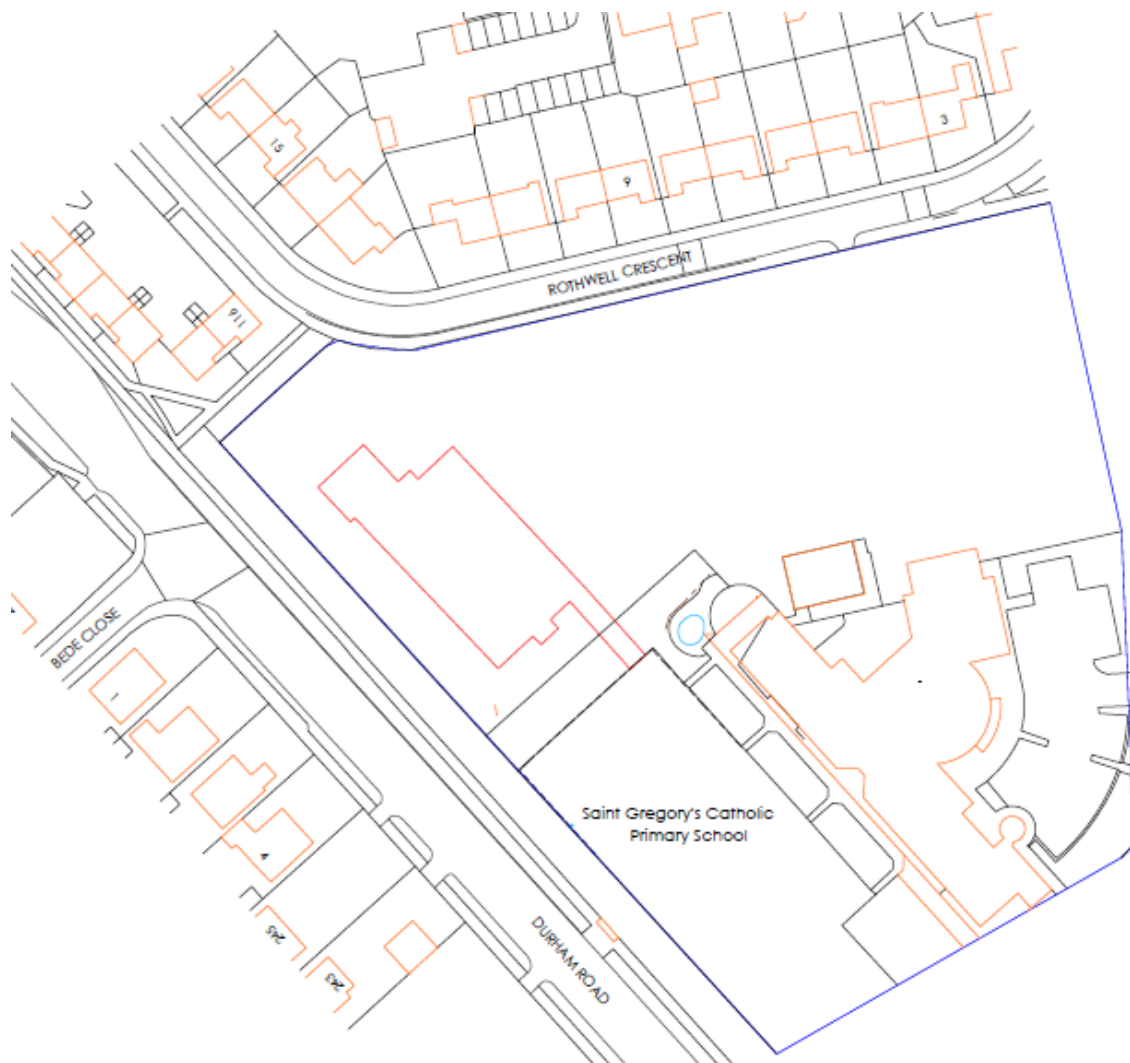


Figure 1 – Overall Development Area

3.5 Benefits of the Development

3.5.1 A new all-weather facility will allow the school access to a safe playing surface during periods of poor weather; where previously the ground would be too wet and slippery under foot to safely play sports. It will closed access, with no external lets permitted and the MUGA will only be used by the school.

3.6 Pitch Construction

3.6.1 Subbase/Base Layer

The pitch construction shall consist of the excavation of the existing grassland area to a depth of approximately 300mm to new pitch formation where a new Geotextile layer will be installed. The pitch construction shall consist of 250mm of modified type 1 stone which is overlayed by approximately 40mm of open texture base layer. The new pitch area is to then have a new shockpad applied, approximately 15mm thick, thereby providing a level surface to meet the required design tolerances.

3.6.2 Shockpad

A performance shockpad shall be laid over the new engineered base layer. The shockpad provides a solid platform on which the synthetic turf shall be laid while providing further shock absorption properties to prolong the life of the synthetic system.

3.6.3 Synthetic Turf

A minimum 20mm 2G sand-dressed synthetic turf system is proposed. The 2G turf system consists of synthetic turf filled with sand to provide the required performance characteristics. This shall provide a system suitable for small-sided football and multisport use and meet the laboratory and performance testing requirements of BS EN 15330.



Figure 2 - Typical 20mm 2G Sand-dressed Turf System

3.7 Perimeter Fencing

- 3.7.1 The new pitch shall be enclosed by a 3.0m high fencing system to the full pitch perimeter. All fencing shall be coloured green to RAL6005 and all supported by an intermediate post system. The colour is chosen in order to minimise the visual impact to the surrounding environment.
- 3.7.2 It will be open access MUGA, with opening big enough for maintenance access.
- 3.7.3 It shall be ensured that all fencing is installed correctly to mitigate against noise generated. Rubber washers are to be installed at all joints of the fence panels in order to reduce rattling of the fence.

3.8 Drainage

- 3.8.1 Given the pitch location and previous site history, the drainage system in place is of utmost importance for this site.
- 3.8.2 There is not expected to be any existing drainage system within the existing pitch. To mitigate this and to ensure a robust solution is installed the solution presented involved the creation of a new 80mm diameter lateral drainage pipe network, in a parallel arrangement at 7.8m centres connecting into a 150mm diameter carrier cut along the Western touchline of the pitch. Given that the existing soils on site are predominantly clay based, an attenuation crate system is to be installed, sized at 10.0m x 5.0m x 1.0m, prior to a flow control manhole discharging at a restricted rate of 2l/s to the existing surface water network in the area.

4 ADDITIONAL PLANNING CONSIDERATIONS

4.1 Ground Investigation

4.1.1 A detailed and thorough ground investigation was carried out by Soiltechnics on the 8th September 2023. Factual logs and soil infiltration information have been provided as part of this submission.

4.2 SuDS Design and Drainage Calculations

4.2.1 As part of the ground investigations soil infiltration values were taken and the results for these will be used to support the attenuation detailing for the drainage outfall. Sports Labs Ltd have commissioned specialist drainage calculations to be provided for these works.

5 ACCESS OVERVIEW

5.1 Site Access

5.1.1 Access to the development site will be from Rothwell Crescent, Off Ragpath Lane.

5.2 Access for Construction Purposes

5.2.1 The development area is located at Rothwell Crescent, which connects to the A19 trunk road via the A1027. This shall be given due consideration within the contractor's Traffic Management Plan & Construction Phase Plan. Control measures in place shall be included within the contractors RAMS information pack.

5.2.2 A suitable compound location for material storage/ welfare & for material deliveries shall be identified following a pre-start meeting with the client and contractor team. This shall involve use of a section of car park during the construction phase and shall be designed with due considerations to Fire Safety Plans.

5.2.3 Client team shall identify and share all facility opening times, start and end of day hours etc.

5.2.4 No construction operations are anticipated to take place on Sundays or public holidays. HGV movements shall not be permitted outside the agreed workings hours without prior written approval from the Local Planning Authority.

5.3 Opening Hours

5.3.1 It is proposed that the facility operates within school hours only, with no external lets.

5.3.2 It should be noted that the usage will be dependent on the amount of sunlight due to no floodlighting on the site.

6 PLANNING STATEMENT

6.1 Planning Commitment

6.2 The Local Plan covers a range of matters including the number of new homes that are needed and where they should be located; the amount and proposed location of new employment land; protection and enhancement of the natural and historic environment; provision of new infrastructure and improvement of town centres and community facilities in the Borough.

6.3 Housing allocation and playing fields:

6.3.1 A number of allocations within the Local Plan are on land identified as playing fields. These sites are Yarm Road H1(3.4), Darlington Back Lane (5.1) and Former Billingham Campus School Site (5.2). Planning applications at these sites will be considered in accordance with Policy TI2.

6.3.2 The building block of the Stockton-on-Tees Playing Pitch Strategy (PPS) 2015 is a migration to artificial grass pitches (AGPs) which aligns with the Sport England and Football Association Parklife programme which aims to create a sustainable model for football facilities based around AGPs on hub sites. It is anticipated that through migration the sites allocated will become surplus to requirements as playing fields and therefore available for residential development.

6.3.3 The Council will prepare a Local Football Facilities Plan (LFFP) with the Football Association and Sport England. The LFFP will identify actions to facilitate migration to AGPs. The Council will work alongside the Football Association, Sport England and other relevant stakeholders to monitor the implementation of the PPS Action Plan and the LFFP. Should it become apparent that allocated sites have not become surplus to requirements as expected, and alternative provision has not been secured through Policy TI2, the Council will undertake appropriate action as necessary. Such actions may include:

- the identification and subsequent delivery of sites for replacement provision
- the undertaking and implementation of an update to the LFFP (such an update would review actions identified in the adopted LFFP to promote migration and identify new actions amongst others).
- Drawing on the Strategic Housing Land Availability Assessment (SHLAA) to identify deliverable sites to be brought forward which accord with the housing strategy;
- Where necessary, undertaking a partial review of the Local Plan. A decision to undertake a partial review of the Local Plan to review the housing allocations will only be taken when it is considered that the identified actions have not addressed the remaining need for playing pitch provision.

7 PROPOSAL SUMMARY

7.1 In view of the proposals outlined herein assessed against relevant planning policies and considerations, we request that the proposal be accepted with the following key points;

- The open access MUGA will provide free use for all in the area, encouraging the local residents to engage in more physical exercise.
- Given there is currently a natural grass playing area in this location this proposal simply enhances this and provides a better offering to the residents and the local area.
- The proposal would not result in an unacceptable impact to any residential amenity.

END OF REPORT