



PAUL HAWKINS DEVELOPMENT

***THE PROPOSED REFURBISHMENT OF
AN EXISTING ALL-WEATHER SPORTS PITCH WITH FLOODLIGHTS
AT
GREYFRIARS CATHOLIC SCHOOL
CRICKET ROAD
OXFORD OX4 3DR***

***PLANNING STATEMENT
Incorporating
THE DESIGN AND ACCESS STATEMENT, LIGHTING STATEMENT
and
NOISE STATEMENT***

PREPARED FOR
OXFORD CITY COUNCIL

BY

PAUL HAWKINS DEVELOPMENT

MARCH 2024



1. OVERVIEW

The surface, fencing and floodlighting of the artificial grass pitch at Greyfriars Catholic School is now at the end of its useful life.

On 3rd July 2020, planning permission was granted by Oxford City Council for refurbishment of the artificial grass pitch, including new fencing to an enlarged pitch footprint and new LED floodlighting using 8no. 15m columns. The reference is 20/00862/FUL.

The above permission has now expired.

This new application is for a more modest refurbishment, which retains the existing pitch footprint, renews the fencing on a like for like basis and also renews the existing 6no. 15m floodlight columns with an upgrade to LED luminaires.

2. SUMMARY OF APPLICATION

Planning permission is sought to refurbish an existing Artificial Grass Pitch (AGP) at Greyfriars Catholic School with the following works:

1. Replacement of existing synthetic turf pitch surface with new artificial turf pitch surface with associated markings to accommodate a variety of football pitches, mini soccer pitches and training areas (see drawing GCS-01-01)
2. Replacement of existing ball stop fencing (3.00m and 5.00m high) with similar new ball stop fencing to the existing fenceline (3.00m and 5.00m high) with entrance gates and access gates forming the AGP enclosure.
3. Resurfacing of existing hard-standing areas with porous asphalt surfacing for portable goals storage, pedestrian circulation and access as well as maintenance and emergency access
4. Replacement of floodlights system (15.00m high) around AGP perimeter with new LED floodlights system (15.00m high). Column positions are to be as existing.
5. Installation of porous macadam path external to fenceline 2m width and 60m length.

Please note that no changes to the permitted times of use are proposed, which will continue in accordance with extant and expired planning permission (with approved opening times of 08:00 to 22:00 Monday to Saturday and 08:00 to 20:00 Sunday)

This proposal offers an ideal opportunity to renew the elderly (installed in 2006) Artificial Grass Pitch (AGP) for the continued enjoyment of students and local community, sports clubs and groups visiting Greyfriars Catholic School.

This project will deliver genuine benefits in terms of sports engagement and development and as such, the rejuvenated sports facility will serve to further enhance the excellent education and sporting offer that Greyfriars Catholic School provides to its students and the local community.

This planning proposal comprises:

APPLICATION TYPE	Other operations (engineering operation). Artificial Grass Pitch (AGP).
APPLICATION SITE	101.4m x 63m as existing (6388m ²).
DIMENSIONS	15.00m high floodlights. 3m and 5m high ball stop fencing and entrance gates as existing. 2.59m high existing maintenance equipment store as existing.
APPEARANCE	3G artificial grass pitch surface coloured grass green. Perimeter ball stop fencing finished polyester powder coated RAL6005 Moss Green. Floodlight masts finished galvanised (Z275) self-coloured, mounted with LED luminaires finished raw aluminium. Existing maintenance equipment store polyester powder RAL6005 moss green. Hard standing areas coloured grey / black.
SITE SUITABILITY	The refurbished AGP will continue to provide convenient access for students and all community visitors to and from onsite parking areas, changing accommodation and administration facilities; as well as convenient maintenance and emergency access.
RESIDENTIAL AMENITY	Residential neighbours will not be adversely affected by this proposal because the closest residential neighbours to the subject area are relatively distant: <ul style="list-style-type: none">• North West (Boundary Brook Road) approximately and at least 117m to property boundaries.• South (Campbell Road) approximately and at least 102m to property boundaries.• West / North West (Cricket Road) approximately and at least 124m to property boundaries. <p>As such, noise and light impacts will continue to reduce adequately in between the refurbished AGP and neighbours to preserve residential amenity. Also, direct views between the proposed AGP and neighbours, surrounding land and public areas, will be limited and partially obscured by existing screening and buffers through natural vegetation around the school grounds as well as school buildings themselves.</p>

ECOLOGICAL CONSTRAINTS

Replacement floodlights will not result in any new impacts to any sensitive ecological receptors, to ensure their favourable conservation status is maintained after the AGP is refurbished.

LAND CONTAMINATION

The application site is free from contaminated land.

FLOOD RISK

The application site is located within a Flood Zone 1, 2 and 3, however flood risk will be correctly managed as existing and the surface water drainage infrastructure will continue to comprise a private SuDS system and will be maintained by the school as per the existing arrangement and will continue to effectively dispose of surface water from the refurbished AGP.

LIGHT IMPACT

Floodlighting has been sensitivity designed with overspill contained entirely within the school's grounds and consequently; light trespass, light intrusion into windows and luminous intensity (glare) comply with an Environmental Zone E2, which has low district brightness and is described as a sparsely inhabited rural areas, village or relatively dark outer suburban location as recommended within The Institution of Lighting Professionals: Guidance Notes for The Reduction of Obtrusive Light GN01:2011. Modern LED floodlights create very little light leakage outside of the sports facility, with backward light and overspill diminishing within a short distance around the AGP boundaries to restrict horizontal and vertical overspill. Also, 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.

PRINCIPLE OF DEVELOPMENT

The proposed sporting applications directly relate to the existing uses of the AGP. The proposed AGP refurbishment work requires no adjustment to the adjacent playing fields. The existing grass playing pitches are retained to support summer and winter curriculum and community sport requirements.

This proposal therefore satisfies exception policy E5 of Sport England's Playing Fields Policy and Guidance March 2018:

'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'

STRATEGIC NEED

This proposal has been strategically identified by the Football Association as a centre for grassroots development

3. DESIGN AND ACCESS STATEMENT

3.1 Requirements

This design and access statement provides a concise explanation of appropriate design principles applied to the proposed development; demonstrating the merits of this proposal in context and describing relevant design influences that have underpinned decision making to ensure improved quality, sustainability and inclusiveness within a suitable site and its setting that may be adequately accessed by prospective users.

This statement discusses design characteristics concerning the purpose, amount, layout, scale, landscaping and appearance of this proposal. In addition, arrangements to ensure that all prospective users will share equal and convenient access to this proposal are explained.

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

3.2 The Site

The application site is situated within the grounds of Greyfriars Catholic School, Cricket Road, Oxford, OX4 3DR, and is centred approximately at National Grid Reference 453367 204673.

The subject area is located within a suburban setting and is located within the school campus which comprises typical school buildings, infrastructure and grounds.

Vehicular and pedestrian access to the school is principally gained via a driveway entrances adjoining Cricket Road, with a secondary pedestrian and vehicular access adjoining Campbell Road. Permanent car parking at the school is located to the East of the school buildings, adjoining Cricket Road.

The subject area comprises an artificial sports pitch with school buildings adjacent to the East and South. Land immediately to the South West of the subject area comprises a grassed playing field with further grassed playing fields and Larkrise Primary School beyond.

A small area of woodland is located North of the site with East Ward Allotments beyond. The topographical survey indicates the pitch area to be relatively flat being at approximately 58.2m AOD along the North Eastern AGP boundary and 57.6m AOD along the South Western AGP boundary. Offsite to the South East and North West, topographical levels are approximately the same as the artificial sports pitch. To the South West and North East, the topographical levels are also similar.

Residential neighbours are relatively distant to the AGP and located to the:

- North West (Boundary Brook Road) approximately and at least 117m to property boundaries.

- South (Campbell Road) approximately and at least 102m to property boundaries.
- West / North West (Cricket Road) approximately and at least 124m to property boundaries.

The application site is illustrated in red below:



3.3 Site suitability

The refurbished AGP is appropriate in its location and purpose and having no adverse visual impact or impact on local and residential amenities.

The application site is a sufficient distance away from neighbouring properties, with existing screening and buffers through natural vegetation around the school grounds as well as school buildings themselves.

The refurbished AGP will continue to be located close to existing within adjacent school buildings; providing convenient access to and from changing rooms offering welfare accommodation and administration facilities.

No alterations to the surrounding playing fields are necessary to implement the proposed AGP redevelopment and existing grass summer and winter playing pitches used to support curriculum and any community sport requirements will be unaffected by this proposal.

This location will also afford convenient pedestrian, maintenance and emergency access as well and providing for suitable management, supervision and security.

During a feasibility study, the optimum location for the proposed AGP was considered.

Considerations included:

- Proximity of changing rooms
- Proximity of welfare accommodation
- Proximity of reception facilities
- Proximity of management and supervision offices
- Proximity of vehicular parking areas
- Avoidance of physical hazards (e.g. historical coal mining, utilities and services, adverse ground conditions, contaminated ground or landfill)

- Avoidance of unacceptable impact to residential neighbours (noise, visual and artificial lighting) or the ability to introduce mitigation measures
- Avoidance of unacceptable impact to any local biodiversity and ecology or the ability to introduce mitigation measures

We believe the refurbished AGP will continue to provide the best solution for the above considerations.

3.4 Purpose

CURRICULUM AND COMMUNITY SPORT BENEFITS

The refurbished Artificial Grass Pitch (AGP) with enhanced performance characteristics for football activities is a replacement of the existing AGP, installed in 2006, which is now at the end of its useful life.

This proposal will serve to further enhance the excellent education and sporting offer that Greyfriars Catholic School provides to its students and the local community.

The refurbished AGP will create a multi-functional football venue, delivering wide ranging benefits to the local football community and enabling player pathways to be enhanced from mini soccer to open ages football all at one venue; for students, local community groups and community sports clubs.

The overall aim of the project is to engage as many people in physical activity as possible through the rejuvenation of the current AGP; and key programmes will be delivered for youth and grassroots football, women and girls football, disability, social inclusion, the ageing population and for children and young people.

This project supports outdoor open space uses, the value of sport and opportunities for active lifestyles; whilst the sensitive AGP design will continue to minimise impacts onto surrounding land.

For these reasons, we believe this project should be supported because the tremendous sporting opportunities made possible with a modernised AGP.

HEALTH AND WELLBEING BENEFITS

Improvements to existing sports facilities at Greyfriars Catholic School will encourage continued participation in sport and leisure activities and in turn, bring much needed health benefits with opportunity to generally improve quality of life for people engaged to the project.

This will enable the delivery of quality services that are affordable, accessible and enjoyable for all.

This project will encourage more people to take part in sport, cultural and leisure activities and will promote increased physical activity and improved mental wellbeing to support healthier lifestyles. The project will provide opportunities for more people to be more active, more often.

This project will initiate partnerships by working with local community groups and organisations to promote and encourage participation in all aspects of sport, leisure and cultural activities.

The revitalised AGP will make football available to all regardless of age, ability, gender, religion or ethnic backgrounds.

AGP OPERATION AND FLEXIBILITY

The AGP will continue to be managed and operated as an amenity to current sports facilities at the Greyfriars Catholic School; for students, local community groups and community sports clubs including local junior and youth football clubs.

The full sized AGP will provide five principle types of football applications and will offer a variety of match play pitches and training areas within the same enclosed playing space to support The Football Association's development plans into grassroots football and gain the maximum sport developmental outcomes; both during the day and during evenings and at weekends via pre-arranged and structured community access. In accordance The Football Association's (FA) current technical standards, the aspiration is to introduce multiple pitch markings to gain the maximum football developmental outcomes and benefit from the site footprint and the AGP will support the following formal pitch arrangement as follows:

AGE GROUPING	TYPE	PITCH SIZE	QUANTITY
Youth U17/18 and Open Ages	11v11	100 x 64m	1
Youth U11 / U12	9v9	73 x 46m	21
Mini Soccer U9 / U10**	7v7	56.5 x 36.9m	2
Mini Soccer U7 / U8* **	5v5	37 x 25.6m	4
Training Areas**	Various	48 x 30m	4

**the variety of over markings will be agreed in due course, to be considered against the football development plan

3.5 AMOUNT

This proposal 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:

ASPECT	QUANTITY	AREA
Artificial grass pitch area	101.4x 63m	6388m ²
Adjoining hard standing goal storage areas, pedestrian circulation and pedestrian access	Various sizes	264m ²
Total		6652m ²

SCALE

The proposed height of above ground structures, boundary treatments and AGP paraphernalia is as follows:

ITEM

FLOODLIGHTS

EXISTING AGP

Six (6no.) 15.00m high root mounted static masts along Northern and Southern longitudinal sides of AGP (three masts per side) each mounted with three HID luminaires per mast (18no. luminaires in total)

REFURBISHED AGP (PROPOSED)

Six (5no.) 15.00m high sectional octagonal base-hinge steel masts along Northern and Southern longitudinal sides of AGP (three masts per side) each mounted with LED luminaires (10no. luminaires in total)

STEEL MESH BALL STOP
FENCING AND ENTRANCE
GATES

3.00m high ball stop fencing
around entire AGP enclosure,
increasing to 5.00m high along
both lateral goal storage areas
5.00m high fencing is also
installed to the rear of
longitudinal cross-play goals
(3no pitches) for a 15.00m
linear distance per goal area

As existing.

MAINTENANCE
EQUIPMENT STORE

2.59m high maintenance
equipment store along Eastern
AGP enclosure

As existing.

The proposed appearance of AGP features are follows:



3G ARTIFICIAL GRASS PITCH SURFACE



FLOODLIGHT MAST WITH LED LUMINAIRES



BALL STOP FENCING

ITEM
REPLACEMENT
ARTIFICIAL GRASS
PITCH SURFACE

APPEARANCE

The appearance of the replacement pitch surface (the field of play) comprises 3G artificial grass coloured grass green and partially in-filled with silica sand (for stability) and SBR (for performance).

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.

For football applications, this proposed pitch surface is credited as

. REPLACEMENT
STEEL MESH BALL
STOP FENCING AND
ENTRANCE GATES
AROUND AGP
ENCLOSURE WITH
NEW INTERNAL
PITCH BARRIERS AND
ENTRANCE GATES

‘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

The appearance of replacement perimeter ball stop fencing (5.0m high) with associated gates comprises polyester powder coated RAL6005 Moss Green, all supported with an intermediate post system and entrance gates of matching colour.

The proposed type and quality of ball-stop fencing is consistent with current Football Association (FA) technical requirements for fencing to enclose artificial grass sports pitches. The fencing type will be steel open mesh fencing containing a general 200x50mm aperture (and 66x50mm rebound aperture) to the pitch perimeter. 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.

A double lift rebound board will be fitted to the bottom of all fencelines to prevent the migration of performance infill from the surface.

REPLACEMENT
FLOODLIGHTS
SYSTEM

The appearance of replacement floodlights comprises six (6no.) 15.00m high sectional octagonal base-hinge steel masts finished galvanised (Z275) self-coloured, mounted with ten (10no.) LED luminaires finished raw aluminium.

To ensure that overspill and backward light projected outside the AGP does not create unacceptable light impact to residential neighbours, luminaires will be installed with minimal aiming angles (as recommended by The Institution of Lighting Professionals (ILP)) to reduce horizontal and vertical overspill. Furthermore, integral louvres will be fitted as necessary to luminaires to reduce horizontal and vertical overspill.

REPLACEMENT AND
NEW HARD
STANDING AREAS

The appearance of resurfaced hard standing areas (clean access and circulation for pedestrians and visitors as well as maintenance access and emergency access) comprises grey / black coloured porous asphalt.

3.6 DESIGN STANDARDS

In respect to relevant design standards, this proposal is designed in accordance with and will be constructed in full compliance with the following sources of technical guidance and performance quality standards which are appropriate to external artificial sports facilities:

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 Programme for Football Turf (October 2015)

Sport England Design Guidance Note ‘Artificial Surfaces for Outdoor Sport’ – updated guidance for 2013

Sport England’s guidance document ‘Selecting the Right Artificial Surface for Hockey, Football, Rugby League and Rugby Union’ Issue 002 / December 2010

BALL STOP FENCING

BS EN 15312:2010 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

FLOODLIGHTS

The Football Association (FA) Guide to Football Turf Pitch Design Principles and Layouts (FIFA's Class II for Non – Televised events (4))
BS EN 12193:2007 Light and lighting. Sports lighting
The Institution of Lighting Professionals (ILP): Guidance Notes for The Reduction of Obtrusive Light GN01:2021

PEDESTRIAN ACCESS

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

3.7 AGP ACCESS

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

Vehicular and pedestrian access is principally gained via a driveway entrances adjoining Cricket Road.

These accesses comprise even textured asphalt surface and accessible for persons with mobility problems.

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 sports ground for use by people of all ages and abilities.

The site is compatible currently for disability parking and access with appropriate circulation routes.

All new pedestrian paths shall be compliant with Disability Discrimination Act (DDA) regulations and Sport England's Technical Design Guidance Note 'Accessible Sports Facilities 2010'.

Pedestrian access to the AGP will continue to be routed via existing hard standing paths connecting to onsite parking areas and school buildings.

EMERGENCY ACCESS

The AGP entrance will provide emergency access for an ambulance if required, to reach the pitch perimeter (but not enter the AGP) if a player is injured during play and requires medical assistance.

CONSTRUCTION PHASE ACCESS

Construction phase access will be via the double gates off Campbell Road.

A construction management plan is submitted for approval, 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.

Also, for the protection of residential amenity, the proposed times of construction, demolition and site clearance operations shall be limited to the following hours:

0800 to 1900 Monday to Friday

0800 to 1300 on Saturdays

There will be no construction operations on Sundays or public holidays.

4. PLANNING STATEMENT

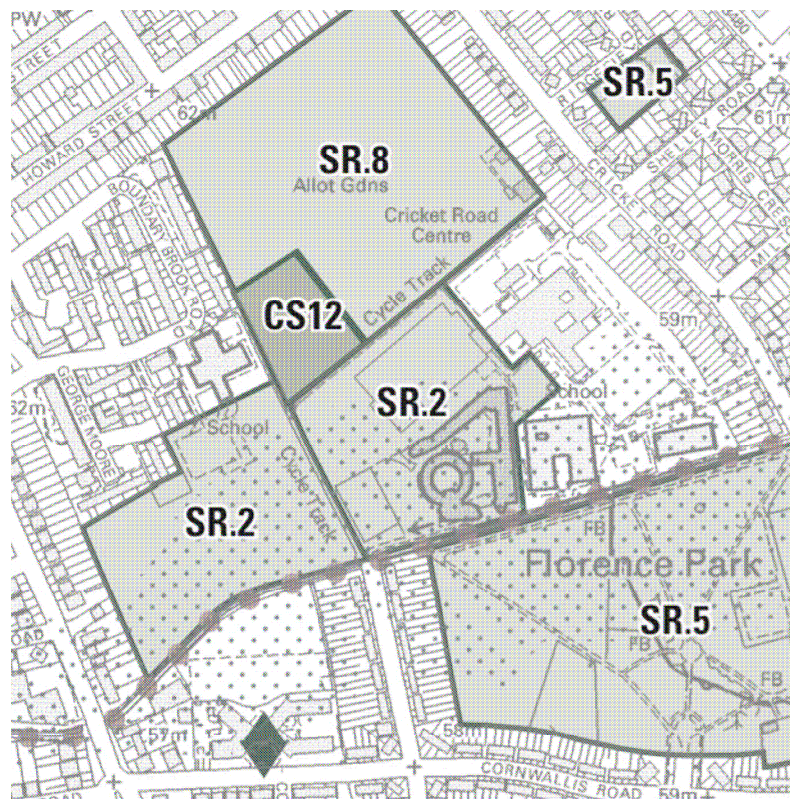
4.1 Requirement

This planning statement provides 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.

We understand that development control decisions must be taken in context with National Planning Policy Framework (NPPF) and Local Plan policies, strategies and guidance including material planning considerations relevant to this proposal.

4.2 Material considerations

Oxford City Council's policies map 2013 confirms the subject area is a protected open space (policy SR2) and within a flood zone:



We understand this project to refurbish an AGP is possible if the proposal is sensitively prepared and does not exacerbate impacts to beyond acceptable limits.

The proposal satisfies this criterion however, there are other policies the proposal must comply with, and which are addressed throughout the remainder of this statement.

Having reviewed national and local validation checklists, relevant planning policy guidance and local development plans; we acknowledge the following material planning considerations relevant to the proposal include:

AUTHORITY
NATIONAL PLANNING POLICY FRAMEWORK
(NPPF) FEBRUARY 2019

OXFORD LOCAL PLAN 2016-2036

OTHER MATERIAL CONSIDERATIONS

PLANNING POLICY

2. Achieving sustainable development
8. Promoting healthy and safe communities (open space and recreation)
12. Achieving well-designed places
14. Meeting the challenge of climate change, flooding and coastal change
15. Conserving and enhancing the natural environment
Policy RE4 Sustainable drainage
Policy RE5 Health and wellbeing
Policy RE7 Impact of development
Policy RE8 Noise
Policy G5 Outdoor sports and recreation facilities
Principal of development to enable Sport England's informed assessment of whether the proposed development of an outdoor facility for sport provides 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 to satisfy exception policy E5 of Sport England's Playing Fields Policy and Guidance March 2018

We believe this proposal is in accordance with these material considerations for reasons discussed below.

4.3 Achieving sustainable development

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

This proposal aims to contribute to the above areas.

- Economic objective – providing a self-funding facility for use by students and community visitors to Greyfriars Catholic School.
- Social objective – providing a modern facility that will encourage physical activity and engagement with the benefits to health and wellbeing associated with this.
- Environmental Role – ensuring that the existing natural environment is not harmed post development and the AGP is 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 The Football Association's strategic objectives for grassroots football development.

In an environmental context, this proposal seeks to:

- Ensure that maintenance of the AGP is managed by the school's grounds team on a daily and weekly routine with external contractors used as necessary to perform specialist maintenance on a periodic basis
- Collect a sinking fund using revenue from community access hire to replace the artificial sports surface at the end of its functional life, along with further necessary refurbishment works. Income collected from community access lettings will be used to fund the AGP running costs and this is vital to secure financial sustainability (rather than being a profit-motivated project) including:
 - Electrical power consumption (floodlights)
 - Regular and periodic maintenance work, staffing and supervision
 - Spares and repairs (e.g. replacement goals and netting)
 - Periodic floodlights testing with inspections and maintenance work
 - Periodic performance testing (to ensure the field of play remains safe for play)
 - As well and being necessary to build a sinking fund for the refurbishment of the artificial grass pitch surface, fencing, floodlights and other associated works at the end of an initial life cycle (say eight to ten years)

In conclusion, the refurbished Artificial Grass Pitches (AGP) will replace an end-of-life AGP with:

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

4.4 Promoting healthy and safe communities

(Open space and recreation)

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

Specifically, paragraph 97 (concerning open space and recreation) of National Planning Policy Framework February 2019 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.*

This proposal would provide a rejuvenated multi-functional facility that will facilitate a greater level of sports activity throughout each year.

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 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 (with an enhanced quantity of sporting provision being maintained) and in a suitable location to benefit students and local community groups by providing access and opportunities for sport and recreation and making an important contribution to the health and well-being of interested community groups.

The proposal will be sited close to existing facilities at Greyfriars Catholic School; providing convenient access to and from changing and welfare facilities for all students and community visitors.

This proposal will also afford convenient pedestrian and maintenance access as well as provide suitable management, supervision and security by the school's management and administration teams, so the proximity of existing facilities described above will continue to provide 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 activity and engagement and will provide a genuine asset for local community groups by encouraging more people of all ages to participate in sport.

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

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

4.5 Achieving well designed places

Appropriate development

The refurbished AGP will not change the type of land use and the rejuvenated AGP will contribute to the improvement of sporting facilities for curriculum, club and community use.

The refurbished AGP and will continue to encourage participation by those who would otherwise be deterred by the unpredictable condition of natural turf pitches in wet or exceedingly dry conditions.

Sensitive design

For this project to be deemed acceptable, the AGP design must be sensitive within an educational establishment and the design should provide a complimentary visual appearance to a playing field setting.

The AGP should comprise a limited size and scale enough to facilitate the intended sporting applications only.

AGP Surface

The replacement AGP pitch surface will comprise 3G artificial grass coloured grass green and partially in-filled with silica sand and SBR.

The visual appearance of the replacement pitch surface will be like the current pitch surface and is complimentary to a playing field and educational environment.

Perimeter ball stop fencing

Replacement of the ball stop fencing is necessary around the AGP to ensure the adequate long-term protection of the assets for a variety of vital reasons as follows:

1. To regulate access by providing a formal route onto and from the AGP for players, coaches and officials.

2. To contain footballs and rugby balls 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 and 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.

3. To protect the playing surface from contamination that will severely compromise the longevity of the artificial grass pitch surface – whilst every player is required to clean muddy boots before entering the AGP, high level ball stop fencing will reduce the frequency that balls must be retrieved from the surrounding grassed playing field whenever kicked over the fenced enclosure and consequently; high level ball stop fencing will reduce the risk of any mud (transferred from muddy boots) if a players forgets to clean boots when re-entering the AGP.

A substantial capital investment is necessary to install the AGP and the inclusion of an adequate ball stop around the AGP perimeter does provide an effective method to limit the risk of surface contamination and therefore help the valuable pitch surface to fulfill its life expectancy.

4. To help prevent unauthorised use and vandalism – high level fencing does afford protection to the AGP and dissuades unauthorised access.

5. To minimize the loss of performabe infill from the pitch to surrounding areas.

In terms of the visual impact of the ball stop fencing, fence elevations will consist of a twin bar and super rebound mesh design comprising see-through steel mesh (polyester powder coated RAL6005 Moss Green) and type is commonly installed around artificial turf football pitches.

It is discreet against a rural background and permits light and views throughout, reducing the visual impact of the fencing.

We believe, given the distances to the closest residential properties, the proposal will not create any excessive levels of overbearing or overshadowing impact and fence heights are appropriate for the intended activities and would not appear incongruous within the playing field surroundings.

Floodlights

Surrounding the perimeter of the full sized AGP will be six replacement 15m high floodlight masts in the same positions as the existing columns, each mounted with sixteen replacement LED luminaires.

These floodlight masts will contain slim profile tubular steel shafts with a galvanised (Z275) self-coloured finish.

They will replace the current floodlights and will continue to be visible from nearby residential properties and public areas but are not uncommon in a playing field environment in which the application site is located.

The design of modern LED floodlight technology is such that is very little light overspill and backward light outside of the AGP perimeter is created; and this results in minimal overspill and backward light.

This, coupled with the significant distances to any residential neighbour, will result in minimal impact on residential amenity.

Limited size

The AGP design is in accordance with appropriate technical recommendations published in The Football Association and the facility size is limited to provide space necessary to implement two multi-functional artificial grass football pitches only, with a variety of

secondary pitch markings to support open ages, youth and mini soccer and training areas, all within the same enclosed playing space. The refurbished facility will have the same footprint as the existing artificial turf pitch.

Design conclusions

On the basis of the above, we consider the refurbishment proposal is complimentary to the current AGP at Greyfriars Catholic School and will not result in an unacceptable visual impact looking into the application site.

We believe the rejuvenated AGP and associated paraphernalia will continue to assimilate with the character of the school and the proposed appearance is complimentary, whilst the proposed purpose and uses are compatible with curriculum and community sporting demands.

4.6 Meeting the challenge of climate change, flooding and coastal change.

Preceding the expired permitted planning proposal, a flood risk assessment was undertaken to consider the impact of potential flood risks to the AGP and surrounding land.

Please refer to the accompanying documents:

R-FRA-20566-01-0 FLOOD RISK ASSESSMENT & APP A-C

R-FRA-20566-01-0 FLOOD RISK ASSESSMENT & APP D-E

R-FRA-20566-01-0 FLOOD RISK ASSESSMENT & APP F-G

R-FRA-20566-01-0 FLOOD RISK ASSESSMENT & APP H-L

The results of this assessment are positive, and a summary of the main findings are listed below:

- The proposals comprise refurbishment of the existing Artificial Grass Pitch (AGP) to meet current standards in terms of the area of play.
- According to the Flood Map for Planning, the existing pitch is located within Flood Zones 1, 2 and 3. EA flood level data confirms that an area within the southern part of the pitch lies within the 100-year floodplain, although flood depths are relatively shallow (c.0.1-0.2m). Although the proposals involve works within the floodplain, ground levels will remain as per the existing, such that there will be no impact upon floodplain storage.
- The site is shown to be at a low risk of flooding from surface water, groundwater, sewers and artificial sources such as reservoirs.
- The existing pitch comprises a granular limestone sub-base of between 0.3 and 0.35m depth that provides surface water storage. The refurbished and extended pitch will also comprise a granular limestone sub-base to the same depth (0.3-0.35m) and specification as that beneath the existing pitch and analysis using MicroDrainage estimates that the sub-base can accommodate a 1 in 100-year rainfall event without giving rise to above ground flooding.
- For conditions exceeding the 100-year event (i.e. allowing for the potential impacts of climate change upon peak rainfall intensity), surface water would accumulate on the surface of the pitch at shallow depths (c.2cm).
- Overland flows may occur following extreme/high intensity rainfall. However, surface water would be routed to the playing fields to the west and therefore away from the existing school buildings.

- The surface water drainage infrastructure will continue to comprise a private SuDS system and will be maintained by the school as per the existing arrangement.
- 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.

- The proposals are therefore fully compliant with policy in respect of development and flood risk, such that flood risk considerations do not constitute a barrier to the granting of planning consent.

4.7 Conserving and enhancing the natural environment

Noise impact

It is acknowledged that this proposal once implemented, will continue to facilitate extended times of AGP outside the academic day; which is resultant from enhanced durability of 3G artificial grass pitch surface in comparison to natural turf as well as associated floodlights.

However, the application site is a sufficient distance away from neighbouring properties to prevent any unacceptable or exacerbated impacts, with existing screening and buffers through natural vegetation around the school grounds as well as school buildings themselves.

Therefore, we do not believe any new unacceptable noise impacts will be created by AGP activities (either activity or transient noise levels) and the inclusion of neoprene washers (inserts) fitted to ball stop fence post / panel fixings to reduce panel rattle and vibration from ball impacting on perimeter ball stop fencing, will reduce noise emission created from use of the AGP.

Also, unlike a small ball-court, playing lines shall be permanently marked 3m minimum away from the pitch perimeter to mitigate balls impacting onto the fenced enclosure.

Light impact

The refurbished AGP requires and replacement floodlights to satisfy the necessary and planned weekly usage for community use.

The replacement floodlights will be operated during evenings of permitted use, after dusk and up to the approved curfew hour.

The floodlight proposal associated with the refurbished AGP includes the following details:

REQUIREMENT	DETAILS PROVIDED
THE PRECISE LOCATION OF THE PITCH, WHICH SHOULD TAKE ACCOUNT OF THE LIGHT SPILL GIVEN ITS PROXIMITY TO, FOR EXAMPLE, ANY HIGHWAY AND ANY NEARBY RESIDENTIAL PROPERTIES	As existing. See also the floodlight design and calculations.
THE TYPES OF SPORT TO BE PLAYED ON THE PITCH AND THE STANDARD OF PLAY - BOTH OF WHICH WILL HAVE AN	The type of sports activities associated with the AGP include: • Affiliated FA competitions

	AVERAGE ILLUMINANCE	RATIO (EV.MIN / EV.AVE)	RATIO (EV.MIN / EV.AVE)	GLARE RATING
COMPETITION	>200Lux	>0.6	>0.50	<50
CROSS PLAY	>120Lux	>0.6	>0.50	<50
TRAINING	>120Lux	>0.6	>0.50	<50

The floodlight systems must be designed in such a way to allow each individual section of the pitch (e.g. lateral cross pitches) to be individually programmed to facilitate economical management and prevent over lighting to pitches areas when not in use.

(Lux level is the intensity of light as measured on a given surface considering the area over which the luminous flux is spread. For example, 1000 lumens which is the output of a given light source concentrated into an area of one square metre, would illuminate that square metre to 1000 Lux. If spread over an area of ten square metres, the same 1000 lumens light source would produce a dimmer illuminance of only 100Lux.)

In addition, the lighting system design seeks to comply with complimentary recommendations published within BS EN 12193:2007 Light and lighting. Sports lighting. BS EN 12193 is the European standard that deals with sports lighting to ensure good visual conditions for players, athletes, referees, spectators and CTV transmission. Its objective is to provide recommendations and specify requirements for good quality sports lighting by:

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

BS EN 12193 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.

All the above requirements are meant to be as minimum requirements. It also gives methods by which these values are measured. For the limitation of glare, it also points out restrictions on the location of the luminaires for specific sporting activities.

Environmental lighting zone classification

The environmental category was established by referring to The Institution of Lighting Professionals (ILP): Guidance Notes for The Reduction of Obtrusive Light – Guidance Note 01/21.

This document categorises the environment into five zones ranging from E0 (Protected) to E4 (Urban).

The application site would fall into Environmental Zone E2, which has low district brightness and is described as a sparsely inhabited rural areas, village or relatively dark outer suburban location.

The ILP design guidance for this environmental zone is as follows:

OBTRUSIVE LIGHT LIMITATIONS FOR EXTERIOR LIGHTING INSTALLATIONS – ZONE E2					
UPWARD LIGHT RATIO ULR [MAX %]	LIGHT INTRUSION (INTO WINDOWS) EV [LUX]		MAXIMUM LUMINOUS INTENSITY EMITTED BY LUMINAIRE [CANDELAS]		BUILDING FAÇADE LUMINANCE
	Pre-curfew	Post curfew	Pre-curfew	Post curfew	Average [cd/m2]
2.5	5	1	7500	500	5

Floodlight luminaire design

To meet ILP requirements, the floodlights design uses LED technology.

The solution has been designed to provide lighting specifically for the external sports facilities, which may be controlled accordingly to endeavour to reduce energy consumption and reduce potential impact on the surrounding environment.

The Philips OptiVision LED floodlighting system provides a complete lighting solution for the simplest through to the most complex area and recreational sports lighting applications.

They meet the highest performance standards, provide outstanding light quality, and ensure safety and visual comfort.

OptiVision LED floodlights offer new possibilities to reduce energy consumption and increase flexibility (instant start, programmable lighting levels) when used in conjunction with Philips advanced system controls and sensors.

Floodlight mast height

The mast heights were calculated using the method detailed in the CIBSE guide LG4 "Sports Lighting".

This uses angles projected from the centre of the pitch and the touchlines to produce a head frame location zone.

When applied to this project the optimum mast height ranged from 15m to 18m.

A 15m mounting height was chosen for the refurbished AGP as this will ensure that light projected by all floodlights results in low vertical overspill and good uniformity onto the pitch surface to ensure that artificial lighting:

- Is directed fully downwards towards the playing pitch surface;
- Avoids sky glow;
- Achieves full cut-off as recommended by The British Astronomical Association's Campaign for Dark Skies.

By contrast, higher columns would require more intensive lighting needed to provide adequate results at ground level and lower column heights would result in a higher aiming angle for every luminaire, resulting in increased overspill and glare.

On this basis, 15m high mounting heights provide the most efficient solution and the proposed masts will offer a slim-line profile, which will minimise daytime impact.

Floodlight design results

The lighting proposal is illustrated on drawing GCS-01-05 and the Floodlight calculations which show the mast locations, luminance levels on the pitch and projected overspill values.

The design for the AGP achieves values which meets the requirements of BS EN 12193 as follows:

PERIOD

INITIAL 100HRS

USAGE

MAINTAINED USAGE

INCORPORATING 0.90

MAINTENANCE

FACTOR

PROPERTY

Average illuminance

Uniformity

Average illuminance

Uniformity

RESULT

269 Lux

0.66 Ev. Min / Ev. Ave

243 Lux

0.66 Ev. Min / Ev. Ave

All design calculations have been undertaken using an open, unobstructed site and maintained luminance values for the floodlights are calculated using a maintenance factor of 0.90 to account for environmental conditions and depreciation of light output between cyclical maintenance.

Obtrusive light calculations

The closest residential properties to the AGP are illustrated on The Location Plan to enable obtrusive light calculations.

Light intrusion into windows is calculated at 0 Lux at ground level and at a height of 1.8m above ground level, which is below the 5 Lux pre-curfew and 1 Lux post curfew threshold for the Environmental Zone E2.

Floodlights will be extinguished at the permitted curfew time and therefore, luminous intensity will be 0 candela which is below the post-curfew 500 candela threshold for the Environmental Zone E2.

Floodlight testing and inspections

On completion of the installation, the replacement floodlights will be tested and commissioned to ensure design levels are achieved and not exceeded.

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 lighting design.

These assessments include:

- Lighting Levels to each individual area
- Overspill levels

LIGHT IMPACT CONCLUSIONS

In conclusion:

1. The proposed floodlighting systems are specifically designed to fulfill sports lighting requirements and is particularly suited to applications where low light pollution is essential.
2. Performance of the proposed floodlight systems satisfies the intended sporting applications and standards of play. The design is in accordance The Football Association (FA) (FIFA Class II) lighting requirements for varying types of play.
3. Maintained illuminance values are calculated using a maintenance factor of 0.90. This considers light losses due to dirt accumulation on the floodlight front glass, ensuring that the minimum requirements for safe play are achieved.
4. Proposed LED luminaires will provide the optimum sports lighting solution, ensuring that light reaches the sports surface and not into the sky or polluting the environment.
5. Performance of the proposed artificial lighting (floodlight) system complies with an Environmental Zone E2 (ILP) which has low district brightness and is described as a sparsely inhabited rural areas, village or relatively dark outer suburban location.
6. Upward waste light will also be minimized, achieving full cut-off with 0% projected into the atmosphere. This satisfies the recommendations by The British Astronomical Association's Campaign for Dark Skies, an organisation who lobby for low light pollution lighting systems.

7. The replacement floodlights proposal has been designed to minimise the impacts on surrounding land around the AGP and given the location of the application site within a relatively dark outer suburban location, we do not consider that the proposed lighting would result an unacceptable impact by way of artificial lighting on residential amenity or the surrounding landscape.

4.8 Evidence of strategic need

THE FOOTBALL ASSOCIATION NATIONAL GAME STRATEGY

This Greyfriars Catholic School project will contribute to the FA National Game Strategy by:

- Increasing participation (especially for girls)
- Developing our football workforce
- Making high quality football facilities accessible to grass roots clubs

This project is an excellent example of where a refurbished AGP will provide opportunities in an area of strong local need, directly in line with the strategy.

This project is supported by a well thought out and strategic football development plan that will provide a wide range of coaching and participation opportunities for people of all ages and abilities in Oxford.

With Greyfriars Catholic School as a key community football delivery partner, this project will enable the school and local clubs to deliver the football development plan which is focused on all four of the key areas identified by the national game strategy.

OPEN SPACE AND RECREATION (NATIONAL PLANNING POLICY FRAMEWORK FEBRUARY 2019)

As recommended within NPPF paragraph 97, confirmation that part of existing grassed playing field will be replaced by an AGP providing better provision in terms of quantity and quality in a suitable location is discussed on page 13 of this document.

Also, NPPF paragraph 96 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. 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.

As key beneficiaries, students and local sports clubs will gain:

- A rejuvenated state-of-the-art sports facility to support skill development in young players and increase motivation which helps to retain young players as they grow.
- Training at one venue where players and coaches can interact and feel a strong identify rather than being fragmented across different venues additional travel time and costs.

This project is an excellent example of where a modernised AGP will provide opportunities in an area of strong local need, directly in line with policies and strategies.

SPORT ENGLAND

Sport England may be a statutory consultee on this planning application as the proposal affects a playing field.

The following details are provided to enable Sport England's informed assessment of whether the proposed development of an outdoor facility for sport provides 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 to satisfy exception policy E5 of Sport England's Playing Fields Policy and Guidance March 2018.

This policy statement defines in planning terms what is considered a 'playing field', which is; the whole of a site that encompasses at least one 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 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.

We understand that whilst Sport England does not wish to discourage new sport facilities, where they result in the loss of grass playing field, it is essential that there are enough benefits to the development of sport as to outweigh the detriment caused by the loss of the playing field.

This is because any area of a grass playing field can be used for sporting purposes covering over fifteen different sports whether competitively or for general training / skills sessions.

An AGP is a fixed structure with fixed dimensions, only suitable for a limited number of sports. It can't be moved around and resized to cater for changes in sport over the years.

We understand that Sport England will consider the potential loss of playing field against the provision of a new outdoor sports facility against the following factors:

- The need for the facility – has this been identified in a local sport and recreation strategy, a governing body facility strategy or similar document?
- Technical suitability – does the proposed facility meet the specifications set out in Sport England's Guidance Notes or a relevant National Governing Body of Sport's Guidance Notes?
- Community availability – will the facility be available to the community and if so, will the terms of availability be clearly set out in a community use agreement?
- Sports development – will the facility be linked into the local sports development network?
- Local level of pitch provision – does the local area have a shortfall of playing pitches that would be exacerbated by the current proposal?
- The physical location of the new facility – is it easily accessible by the community and schools?

The following details are provided to enable an assessment:

REQUIREMENT

IMPACT THE PROPOSED DEVELOPMENT WOULD HAVE ON PLAYING PITCH PROVISION INCLUDING PROPOSED SUMMER / WINTER PLAYING PITCHES

RESPONSE

This proposal seeks to refurbish one AGP (Artificial Grass Pitch) with a replacement football-tailored pitch surface, replacement floodlights, replacement ball stop fencing, resurfaced and new hard standing areas, clean pedestrian and maintenance access.

The application site is important to the continued growth of sport in the local area and the AGP is sited close to existing onsite facilities providing convenient access to and from changing rooms offering changing accommodation and

administration facilities.

EXISTING COMMUNITY USE

Community sports clubs that regularly use the playing field for summer or winter sports are organised by Greyfriars Catholic School. The AGP will be continue to be managed and operated as a sports facility amenity, providing sporting opportunities to students, local community groups and community sports clubs from Oxford, including local junior and youth football clubs to gain the maximum sport developmental outcomes; both during the day and during evenings and at weekends via pre-arranged and structured community access. Community use access will continue to be available for clubs organised by Greyfriars Catholic School, including new including local junior and youth football clubs including: Quarry Rovers Football Club
Oxford United in the Community

PROPOSED COMMUNITY USE

COMMUNITY ACCESS FORMALLY SECURED THROUGH A COMMUNITY USE AGREEMENT

Community use agreements with key partners will be established and managed on a formal basis to facilitate delivery of a Football Development Plan.

SPORT RELATED BENEFITS OF THE PROPOSED ARTIFICIAL GRASS PITCH FOR THE APPLICANT AND THE COMMUNITY
(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
FURTHERMORE, THE EXPLANATION SHOULD PROVIDE DETAILS REGARDING WHICH SPORTS THE NEW ARTIFICIAL GRASS PITCH WILL ACCOMMODATE)

Oxford has limited access to football AGPs and this proposal will contribute to satisfying high demand for football training and competition applications. This site has been strategically identified by The Football Association. The Football Association has prioritised this project and has identified a need for improvement in football facilities within this local area to help deliver national strategies for grassroots football. The redeveloped AGP will accord with Sport England's and The Football Association's technical design guidance for AGPs. This proposal does allow for adequate storage of goals and maintenance equipment, changing provision and access to allow for community use. The rejuvenated AGP could be used continuously throughout the year and intensively due to its artificial grass surface and floodlights and would potentially help address a local sports facility demands by reducing the need for players to travel to facilities outside of the local area. In addition, a football development programme will be implemented to enable FA programmes to be delivered including:

- Coaching

- Referee training
- Volunteering
- Women and girls' football
- Disability football

The rejuvenated AGPs will make a significant contribution towards addressing the unmet demand for modern football facilities and will allow the Academy and partner organisations to focus training and competition play in one venue and provide access during peak community use periods and gain greater control over facility availability and pricing.

This project will support Sport England's key goals in the following ways:

- Increasing the number of people playing sport for at least thirty 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
- Providing adult teams with affordable facilities
- Raising the percentage of young adults who play sport once a week
- Supporting school and club teams
- Developing secure pathways into adult football
- Creating pathways from recreational football into clubs

EXPLANATION OF WHICH SPORTS THE NEW ARTIFICIAL TURF PITCH WILL ACCOMMODATE

PROPOSED SURFACE TYPE
SUSTAINABILITY

With football the targeted sporting application, the appropriate surface choice is 3G artificial grass with an associated shock pad as necessary to deliver the designated performance quality standards.

3G artificial grass.

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 pitch surface, floodlights and pitch furniture at the end of life cycles.

ACCURATE SITE PLANS (TO SCALE)
SHOWING THE EXISTING AND (IF
APPLICABLE) PROPOSED WINTER AND
SUMMER PLAYING PITCH LAYOUTS ON
THE PLAYING FIELD.

The proposed AGP refurbishment work requires no adjustment to the adjacent playing field to ensure that adequate grass playing pitches are retained to support summer and winter curriculum and community sport requirements.

Based on 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 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.

5 CONCLUSIONS

Having explained and proven the merits of this proposal in accordance with the National Planning Policy Framework (NPPF) and Local Plan policies including relevant material planning considerations, we request this proposal is accepted for the following reasons:

- This proposal will deliver an enhanced playing facility with better qualities and in a suitable location. The rejuvenated AGP is supported by effective and appropriate management arrangements and implemented with best practice construction techniques to minimise waste and pollution; in accordance with Section 2 – Achieving sustainable development of the National Planning Policy Framework (2019).
- This proposal will give rise to a considerable benefit to the wider community through the provision of an improved playing facility and the opportunity for usage throughout the year, in accordance with Section 8 – Promoting healthy and safe communities (open space and recreation) of the National Planning Policy Framework. The refurbished AGP will be available for use by students, partner organisations and community groups organised by Greyfriars Catholic School. The refurbished AGP will make a significant contribution towards addressing the unmet demand for modern football facilities in Oxford and will allow visitors to the school to focus on training in one venue and provide access during peak community use periods.
- The refurbished AGP will not result in an unacceptable impact upon the character, appearance or visual amenity of the surrounding area. This proposal will complement the educational surroundings and will not appear inappropriate to any view looking into the school's playing field, in accordance with Section 12 – Achieving well-designed places of the National Planning Policy Framework (2019).
- This proposal will ensure that surface water run-off is effectively managed and does not increase flood risk elsewhere, in accordance with Section 14 – Meeting the challenge of climate change, flooding and coastal change of the National Planning Policy Framework (2019).
- This 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 Section 15 – Conserving and enhancing the natural environment of the National Planning Policy Framework (2019).

- This proposal will ensure that performance of the proposed floodlights complies with an Environmental Zone E2 (ILP), in accordance with Section 15 – Conserving and enhancing the natural environment of the National Planning Policy Framework (2019).
- This proposal satisfies relevant sections of Oxford City Council planning policies.
- This proposal satisfies Sport England’s E5 exception policy – 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.
- The renewed AGP will contribute to the achieving The Football Association’s National Game Strategy and is supported with a robust sustainable business plan, satisfying training needs, mini soccer and competitive matches.

Once the Council is minded to granted planning permission for this proposal, we suggest the following conditions are applied to the decision notice:

Pre-occupation / First use by community

- Community use agreement

END