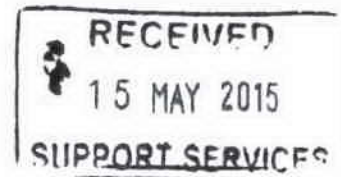


The FitzWimarc School  
 Hockley Road  
 Rayleigh  
 Essex  
 SS6 8EB



Construction of an external 3G Artificial Turf Pitch (ATP) with fencing, floodlighting and a storage container.

Design and Access Statement



<b>Client</b>	The FitzWimarc School Hockley Road Rayleigh Essex SS6 8EB			
<b>Project</b>	Construction of an external 3G Artificial Turf Pitch (ATP) with fencing, floodlighting and a storage container.			
<b>SSL project code</b>	SSL1800			
<b>Document title</b>	Design & Access Statement			
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SSL1800 04 - Proposed ATP Plan  
SSL1800 05 – Elevation  
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# 1. Introduction

- 1.1 Surfacing Standard Ltd have been appointed to consider and develop technical information for the proposed development of an external Artificial Turf Pitch (ATP) at:

The FitzWimarc School  
Hockley Road  
Rayleigh  
Essex  
SS6 8EB

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



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## 2. Design & Access Statement Principles

- 2.1. The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied.

It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so.

It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

- 2.2. Guidance on information requirements and validation, published by the Department for Communities and Local Government (March 2010) 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.

### 2.3 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.



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- **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.

## 2.4 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 & Access Statement

#### Use

The proposed development will include the construction of a new Artificial Turf Pitch (ATP) with perimeter ball-stop fencing, floodlights and clean access with outdoor storage for maintenance equipment.

The provision of the new external 3G Artificial Turf Pitch (ATP) will provide increased usage in comparison to the existing grassed areas for the benefit of the FitzWimarc School and its partner organisations and community groups during the daytime and evenings. This extended use is possible because the proposed 3G Artificial Turf Pitch (ATP) is more resilient during winter weather conditions.

The new 3G Artificial Turf Pitch (ATP) 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) technical guidance, the intention is to introduce multiple pitch markings to gain the maximum football developmental outcomes.

The pitch will be capable of supporting the following football activities:

Age grouping	Type	Pitch size	Quantity
Youth U17 / U18 & Over 18 (Senior Ages)	11v11	100 x 64m	1
Youth U11 / U12*	9v9*	64 x 46m	2
Mini Soccer U9 / U10	7v7	55 x 37m	2
Mini Soccer U7 / U8	5v5	37 x 27m	4

\*Reduced size

The pitch will also be able to be used recreationally for rugby, hockey and other sports that can form curricular or extracurricular activities.

#### Amount

- New Artificial Turf Pitch (ATP) Area 7420sqm
- Macadam Pathways and Areas 844sqm
- Total Development Areas 8264sqm

#### Layout

The proposed Artificial Turf Pitch (ATP) will replace part of the natural grassed field of The FitzWimarc School.

The levels of the subject site run from the South West (high) to the North East (low). The levels of the development area are relatively flat with a gradual and consistent slope from the South West (high) to the North East (low). The ATP will be constructed with a slight cut and fill balance to retain all excavated sub soil material onsite and to allow the pitch to have a gradient within FIFA standards and playing characteristic tolerances. The finished levels of the development will reduce the existing slope/gradient to enable a more efficient drainage strategy but the change in levels from existing will be minor and any areas affected by the change in levels shall be naturally graded back to existing with soft banking batters being reinstated to grass.



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It is proposed to use some of the topsoil from the excavation works to increase the existing raised bund/plateau of soil to the north boundary of the playing field.

The traffic and transport links coming to and from the site shall remain being from Hockley Road with the various site car parking areas being utilised for the weekday evening and weekend usage.

Scale

**Artificial Turf Pitch**

Perimeter ball-stop fencing is required around all sides and ends of the artificial turf pitch to provide ball-stop and to offer a degree of security. The proposed open steel mesh fencing is 4.50m high to exterior boundaries of the ATP and enclosed pathway. The interior fencing within the enclosed macadam pathway reduces to 1.2m high and rises to 2m high behind the goal storage alcoves for additional ball retention and safety of spectators.

The results from the environmental noise report is shown within Appendix E\_Acoustic Report, which stipulates that the ATP fencing shall be double cladded with 3m high close boarded wooden fencing to assist in mitigating any noise created from the facility to be within the recommended requirements. Synthetic rubber inserts shall also be installed to all fencing mesh panels and all post fixings; to reduce noise, rattle and vibration from ball impacts.

The following details give an indication of the significance of the type of fencing specification and being implemented into the development to assist in the reduction in noise from use of the ATP:

**Boundary Fence Treatment**

Perimeter ball stop fencing installed around the pitch perimeter to a 4.50m height above ground level will consist of steel open mesh panels containing a 200x50mm aperture (and 66x50mm rebound aperture at lower level).

The fencing appearance will be finished to polyester powder coated Dark Green RAL6005; all supported with an intermediate posts system of matching colour.

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 acoustic value of neoprene washers (inserts) provides 8.31db improvement to standard sports perimeter fencing (without inserts). The results table below illustrates that after running 10 tests the average decibel reading to fencing incorporating rubber inserts (neoprene washers) was 98.92db and without 107.23db (please note that the noise readings and results shown in the below diagram are for factory testing purposes and have no correlation to those produced from sports usage. If further information is needed to appease concerns acoustic modeling can be produced upon request by the LA or relevant associated consultee).



Run No	No rubber inserts (LCpk)	rubber inserts (LCpk)
1	111.20	97.70
2	108.60	101.30
3	104.80	96.60
4	110.30	96.50
5	103.90	100.70
6	105.90	99.20
7	105.40	96.50
8	111.20	100.20
9	103.00	97.60
10	108.00	102.90
<b>Average</b>	<b>107.23</b>	<b>98.92</b>

Example of perimeter ball-stop fencing discreet against Acoustic test results a rural background



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Example of rigid mesh ball-stop fencing panel (868 gauge)



Example of neoprene washer within U shape fixing bracket

It is proposed that floodlights are built around the artificial turf pitch to facilitate use during evenings and throughout the winter months, thereby enabling the facility to be used to its full potential by local community sporting and recreational groups. The proposed 8no. (eight) floodlight columns to serve the artificial grass pitch are 15m high.

The Storage Container will be 6.06m wide x 2.44m deep x 2.59m high and will be within the fence line of the enclosed pathway/spectator area. Please refer to SSL1800 04 - Proposed ATP Plan and SSL1800 05 – Elevation.

#### Landscaping

The areas around the ATP and associated pathways shall be reinstated to grass (soft landscaping) by naturally grading back to existing levels as necessary to tie the new pitch into surrounding ground.

#### Appearance

The installed appearance of the Artificial Grass Pitch (AGP) will be green coloured artificial grass playing surface with white and blue coloured line markings for football.



Example of artificial grass



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The installed appearance of the perimeter ball-stop fencing to the ATP will be steel open mesh fencing polyester powder coated Dark Green RAL6005. Synthetic rubber inserts shall be installed to all fencing mesh panels and all post fixings; to reduce noise, rattle and vibration from ball impacts.



Example of pitch perimeter barrier



Example of ball-stop fencing

The installed appearance of the floodlighting system will include galvanised (brushed silver coloured) steel columns / masts that are 15m high, electrical cubicles and distribution pillar, finished polyester powder coated grey.



Example of 15m high floodlight



Example of floodlighting

The installed appearance of the clean access will be grey / black coloured macadam. The storage container to be situated within the enclosed ATP pathway will be utilised for the storage of maintenance equipment (small tractor and attachments) along with sports equipment.



Example of clean access



Example of storage container



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### Vehicular and transport links

The existing onsite parking arrangements offer ample space to accommodate users of the proposed pitch. Parking for community use will be in the evening and will therefore not conflict with the busy day time use of the parking area and traffic.

For further information on the travel plan and parking of the site please refer to Appendix F\_Travel Plan.

The following parking spaces are available:

Type of Vehicle	Existing No. of Spaces	Total Proposed Spaces (inc spaces retained)	Difference in spaces
Car	120	120	0
Light Goods Vehicles/Public Carrier	2	2	0
Motorcycles	12	12	0
Disability Spaces	4	4	0
Cycle Spaces	76	76	0
Other (e.g. Bus)	1	1	0
Short Description of Other	Designated minibus space		

### Inclusive access

The access to and from the facility shall be maintained. All pedestrian paths introduced to the facility shall be compliant with Disability Discrimination Act (DDA) regulations and Sport England's Technical Design Guidance Notes to include 'Access for Disabled People 2002'. Disabled access has been carefully considered throughout the design process and applied where possible.

The proposed playing surface to the ATP shall replicate the qualities of a good natural grass football pitch.

### Site Analysis

The site is situated in Rayleigh and located within the existing grounds of The FitzWimarc School. The site comprises a sports pitch, surfaced in grass with one mature tree located on the south eastern part of the site. The area surrounding the school predominantly comprises of residential housing.

An attempt to trace the history of the site has been carried out by reviewing readily available, historic Ordnance Survey maps. The site remained undeveloped until circa 1939 at which time the school and playing fields are recorded.



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### Flood risk

The Envirocheck report and following a search on the Environment Agency website, we have established the precise development area is not located within a fluvial or tidal flood plain and is considered to be located within a Category 1 flood zone, which is described as low risk with a 0.5% (1 in 200) chance of flooding in any year.

Hatched areas benefit from flood defences (in the event of a river flood with a 1% (1 in 100) chance of happening each year, or a flood from the sea with a 0.5% (1 in 200) chance of happening each year. If the defences were not there, these areas would be flooded)



Flood defences



Flooding from rivers or seas without defenses  
Extent of extreme flood



Proposed site of works



The Flood Map is a multi-layered map that provides information on flooding from rivers and the sea. The Flood Map also has information on areas benefiting from flood defences.

The key for the Flood Map consists of the following layers of information:

- Flooding from rivers or sea without defenses - the natural flood plain area, which could be affected in the event of flooding from rivers and the sea.



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- For flooding from rivers the map indicates the extent of a flood with a 1% (1 in 100) or greater chance of happening each year.
- For flooding from the sea the map shows the extent of a flood with a 0.5% (1 in 200) or greater chance of happening each year.
- Extent of extreme flood - the extent of a flood with a 0.1% (1 in 1000) or greater chance of happening each year.
- Flood defenses - flood defenses such as embankments and walls, and flood storage areas (which are areas of land designed and operated to store flood water).
- Areas benefiting from flood defenses - where possible we show the areas that benefit from the flood defenses shown, in the event of a river flood with a 1% (1 in 100) chance of happening each year, or a flood from the sea with a 0.5% (1 in 200) chance of happening each year. If the defenses were not there, these areas would flood. Note that we do not show all areas that benefit from flood defenses.

#### Flood Risk assessment

The information below provides an indication of the likelihood of flooding in the proposed site. This came from a national flood risk assessment completed in 2005, which used ground levels, predicted flood levels, information on flood defenses, and our local knowledge. The likelihood is described in one of three categories, low, moderate, or significant, as used by the insurance industry.

The likelihood of flooding from the rivers or the sea for the development area at Fitzwimarc School is low. The natural infiltration of the underlying soils of the area is poor and will not allow the development to become self-attenuating. It is therefore intended to produce drainage calculations of the final drainage design, which incorporates the storage capacity of the proposed stone aggregate pitch base. This will allow calculations of the most efficient depth for the stone base, acting as a storage container, which would then connect into the playing fields existing surface water drainage outfall pipe to the east boundary. Microdrainage calculations will prove and ensure that the final drainage system sustains itself and does not have any adverse affect or increase the flood risk of surrounding areas.

The location is in an area that is unlikely to flood except in extreme conditions. The chance of flooding each year is 0.5% (1 in 200) or less. This takes into account the effect of any flood defenses that may be in this area, whether or not these are currently illustrated on the Flood Map. Flood defenses reduce but do not completely remove the likelihood of flooding and can be over topped or fail in extreme weather conditions.

A further search on the Environment Agency Flood Map website, shows that the development area falls outside areas where Environment Agency warns residents when

Flood warning areas  
Proposed site of works

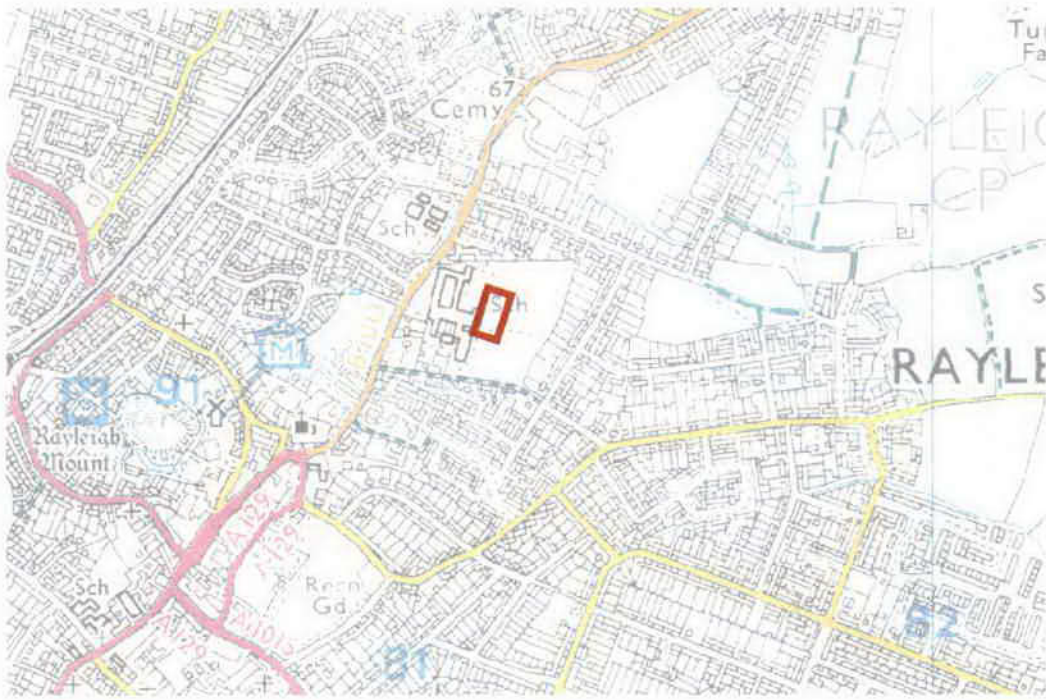


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Following a search on the Environment Agency Floodmap website, we have established that the precise development area is classified as a Flood Risk Category 1 site.

The proposed construction make-up of the ATP shall be porous and therefore will allow rainwater to permeate through the playing surface. Underneath the pitch area will be system of new perforated perimeter drains and lateral drains shall collect and direct percolating rainfall away from the pitch area and into the existing surface water system and out into the outfall to the east boundary.

- 160mm diameter perforated UPVC perimeter drainage pipes laid within gravel-filled trenches connected together with proprietary, purpose made junctions. All trenches are to be constructed with gradients that are no shallower than 1:200 (5%).
- 80mm diameter perforated UPVC drainage lateral pipes laid within gravel-filled trenches connected to perimeter pipes with proprietary, purpose made junctions.
- All trenches are to be constructed with gradients that are no shallower than 1:200 (5%). Drain spacing's to suit sub-soil permeability conditions (10m centres).
- Steel rodding-eyes to all ends of the perimeter pipes at centres to allow access to all parts of the perimeter drain installation for maintenance purposes.
- 225mm diameter rigid twin-walled UPVC outfall drain connecting from a new silt trap/inspection chamber to connect into the existing surface water system and out into the outfall to the east boundary.



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## 4. Lighting Impact Statement

In designing a suitable floodlighting solution for the proposed new Artificial Turf Pitch (ATP), several key specification issues had to be considered. These included the illuminance (Lux) level required, the environmental zone category for the site, the minimum mast height, the number & type of floodlights.

The task of designing the optimum floodlighting and external lighting design was undertaken by the specialist provider Philips Lighting and details of how these issues were resolved are as follows:

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

To ascertain the illuminance level required we referred to British & European Standard BS EN 12193 – Sports Lighting. This gives details of the minimum safe illuminance levels for various sports. The FitzWimarc School and associated members shall use the pitch for competitive football for FA chartered clubs as well as football training and small-sided football. The lighting system will therefore have to have flexible switching facilities allowing for the following:

Property	Requirement
Maintained average illuminance	> 200Lux
Uniformity (Min / Ave)	> 0.6
Glare rating	≤ 50
Lamp colour temperature (Tk)	> 4000 K
Lamp colour rendering	≥ 65

For coaching, training, and cross-pitch play; pitches should be lit to the following minimum standards:

Property	Property	Requirement
Training and non competitive usage	Maintained average illuminance	120Lux
	Uniformity (Min / Ave)	> 0.6

To clarify the above lighting levels state that the facility is available to be used with a higher lux level (200lux), which will only be used for any form of competition match. There is also switching within the lighting system for lower lighting levels (120lux or below), which will be the predominant usage for recreational, training, and cross-court small-sided football.

The environmental category was established by referring to The Institution of Lighting Professionals: Guidance Notes for The Reduction of Obtrusive Light GN01:2011. This document categorises the environment into five zones ranging from E0 (Protected) to E4 (City Centres). The site would fall into Zone E2 for a Low district brightness areas, Rural, small village, or relatively dark urban locations requiring less that 2.5% upward light & less than 5Lux vertical illuminance into residential property windows.

The mast height was calculated using the method detailed in the CIBSE guide LG4 "Sports Lighting". This uses angles projected from the centre of the pitch & the touch line to produce a head frame location zone. When applied to this project the optimum mast height ranged from 12m to 18m. A 15m mounting height was chosen for the artificial grass pitch, as it would allow the floodlights to be mounted horizontally. This will result in low vertical overspill & good uniformity on the playing surface, without compromising cost. The 15m mast will offer a slimline profile, which will minimise daytime impact. If the mounting height was reduced the floodlights would be elevated above the horizontal significantly increasing overspill.



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In order to meet the requirements of The Institution of Lighting Professionals: Guidance Notes for The Reduction of Obtrusive Light GN01:2011, the floodlight chosen as being suitable will be OptiVision MVP507 is an asymmetric down lighting luminaire that combines compact dimensions with very high efficiency. Available with narrow, medium and wide beams for flexibility in application, it provides excellent control of spill light, glare and upward leakage of light. OptiVision MVP507 can accommodate metal halide lamps for good colour rendering or high pressure sodium lamps for economical operation. The floodlighting system includes the features highlighted below:

#### *Benefits*

- Breakthrough asymmetrical down lighting luminaire combines compact dimensions with high efficiency
- Available with narrow, medium and wide beams for flexibility in use; sharp beam cut-off for excellent control of spill light and limitation of glare and upward light leakage
- Can be used with metal-halide lamps for good colour rendering or high-pressure sodium lamps for economical operation

#### *Features*

- Compact dimensions
- High efficiency
- Can be used with metal-halide lamps or high-pressure sodium lamps
- Choice of narrow, medium and wide beams
- Control of spill light, glare and upward light leakage

#### *Application*

- Sports facilities
- Industrial areas
- Car parks

By using such technology, overspill & upward light is therefore reduced in the surrounding environment.

The floodlighting proposals are detailed on the drawing 'SSL1800 06 - Floodlighting Scheme' and this drawing shows the mast locations, floodlight orientations, illuminance levels on the pitch & projected overspill values at the worst case scenario. To explain this a little further it means that the design is currently showing the lighting levels for the first 100 hours of usage whilst not including any natural mitigating matters, such as trees, bushes, fencing, buildings, structures etc.

The maintained illuminance values are calculated using a maintenance factor of 0.8. This takes into account light losses due to dirt accumulation on the floodlight front glass & lamp lumen depreciation, ensuring that the minimum requirements for safe play are achieved. With the inclusion of a maintenance value; the illuminance value will bring the lighting levels down to 230ave/lux at 0.65 uniformity (both meet the requirements of BS EN 12193).

The light spillage from the system dissipates to 2lux within 33m of the pitch fence line. To put this into context please refer to the following illuminance examples:



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Lux	Example
10-5	Light from Sirius, the brightest star in the night sky
10-4	Total starlight, overcast sky
0.002	Moonless clear night sky with airglow
0.01	Quarter moon
0.27	Full moon on a clear night
1	Full moon overhead at tropical latitudes
3-4	Dark limit of civil twilight under a clear sky
50	Family living room
80	Hallway/toilet
100	Very dark overcast day
320-500	Office lighting
400	Sunrise or sunset on a clear day.
1,000	Overcast day; typical TV studio lighting
10,000-25,000	Full daylight (not direct sun)
32,000-130,000	Direct sunlight

Lux is the intensity of light as measured on a given surface taking into account the area over which the luminous flux is spread. For example, 1000 lumens, the output of a give light source concentrated into an area of one square metre, would illuminate that square metre to 1000Lux. The same 1000 lumens light source spread over ten square metres, produces a dimmer illuminance of only 100Lux.

The use of the floodlights ensures that horizontal & vertical overspill containment is excellent. As less than 2 Lux vertical illuminance will be projected towards any residential property the system will exceed the requirements for an environmental zone E2 location. Upward waste light will also be minimised & at the floodlight elevations used 1.5% will be projected into the atmosphere. This will meet the recommendations of The Campaign For Dark Skies, an organisation who lobby for low light pollution systems & recommend such lighting systems.

All design calculations have been undertaken using an open, unobstructed site, the values of overspill will be further reduced any existing mature trees, adjacent buildings, or natural screening.

*Conclusion:*

The proposed system would be suitable for installing in an environmental zone E2, meeting the most stringent of light control parameters whilst maintaining the specified illuminance levels for the sports pitch.

The floodlighting design shown on drawing, 'SSL1800 06 - Floodlighting Scheme', does not take into account any mitigating factors for aiding the reduction of overspill such as the change in levels, bunding, existing tree lines, buildings/structures etc. There will be no overspill values into gardens or windows before curfew higher than the values recommended by the ILP. Daytime visual impact will also be minimised by using slimline masts & light grey floodlights, which do not stand out against the skyline.

An example of additional technical details for the floodlighting to be provided can be viewed from documents:

- Appendix A\_Floodlighting Performance Results
- Appendix B\_MHN-FC 2000W
- Appendix C\_Option
- Appendix D\_ILP 2011



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Example of floodlighting from the end of a full sized artificial sports pitch at night with an average 286lux floodlighting system from 50m away without screening.



Example of floodlighting from the end of a full sized artificial sports pitch at night with an average 286lux floodlighting system from 60m away with 3no. 6m high trees screening the facility. Street lighting adjacent to residential property in perspective of the sports pitch lighting from 60m away.



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## 5. Planning Statement

### Use

The proposed ATP will be an extension to the already existing facilities at Fitzwimarc School.

Currently the site provides a wide range of outdoor sport and physical activity programs for the community.

The new ATP will enhance this provision by creating a floodlit outdoor space primarily for football use that can be used for training purposes of other sports.

- 11-a-side football, 9v9 football, 7v7 football, and 5v5 football
- Small sided football, 5 a side football, recreational football training and coaching
- Recreational usage for other sports

The ATP will be designed and must be constructed to conform with the playing relevant requirements stipulated by:

- The Football Association (FA) Guide to Artificial Grass Pitches, Second Edition, January 2010
- Federation Internationale de Football Association (FIFA), Quality Concept – January 2012 – the Handbook of Test Methods for Football Turf (FIFA\*1 certification required) or equivalent IATS standard

The aspirations for the project are to:

- Offer improved modern facilities suitable for the 21<sup>st</sup> century use.
- Increase community and school participation.
- Encourage intergenerational work through the provision of safe and secure facilities.
- Develop opportunities for local employment, coaching qualification opportunities and enhanced coaching standards.
- Further integrate the school into the community as a centre of sports excellence.

### Identifying the Need & Types of usage

The project has been identified by Essex County FA as a priority for the area. There are only 10 artificial grass pitch sites within a 10 mile radius of the site and only 4 within 5 miles. Of these pitches there are two full size 3G pitches and one 60m x 40m 3G pitch with the remaining pitches being a combination of full size sand based facilities, 5 aside cages and 5 aside multi use games areas.

Despite the lack of artificial training facilities in the area there is a very strong club structure with the two closest clubs, Rayleigh FC (incorporating Rayleigh Boys FC and Rayleigh Girls FC) and Hawkwell Athletic Football Club having nearly 80 teams between them. There are also three strong and proactive rugby clubs in the area who are looking for training facilities and would benefit from the new facility.

The clubs have identified problems with accessing existing facilities due to a lack of availability, competition from other sports and cost of hire. The lack of grass pitches in the area also limits the clubs ability to offer coaching opportunities to as many individuals as they would like. Rayleigh FC for example, has restrictions on their grass pitch limiting use to weekends only, which does therefore



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not allow them any use throughout the year. 85% of players from Rayleigh Football Club live within the school catchment and therefore this project will ensure that they can access facilities locally.

The school currently does not offer any girls football matches due to the lack of facilities they have – pitches are used by boy's teams regularly. The 3G pitch will allow the school to offer both curricular and extra-curricular opportunities to girls.

Discussions with the Rugby Football Union have identified that there are three very strong clubs in the area all of who have aspirations to grow further. However, access to existing sites for training is limited and therefore there is a potential for one of the clubs to partner the project to provide them with a high quality artificial training facility.

#### *Strategic Need*

The Rochford Playing Pitch Strategy 2011-2026 identified a poor provision of pitches in Rochford and stated that the lack of pitches at kick off times required by local leagues meant that teams were being turned away and unable to fulfill fixtures. There was an identified lack of council owned mini soccer pitches in Hockley / Hawkwell and those in Rayleigh/Great Wakering were full to capacity with local teams.

In addition to concerns over finding adequate pitches and facilities there was often a lack of information available to people to know where and how pitches could be hired and who from. The cost of hire was often prohibitive and maintenance was poor.

Clubs identified that facilities can be poor – toilets locked, grounds staff missing, wonky goal posts, infrequent grass cutting, pot holes and uneven playing surfaces which did not provide a positive environment for users.

The latest Playing Pitch Strategy identifies a deficit of pitches on a Sunday for mini and junior teams and alongside this the consequence of population growth suggested a requirement to look at the re-designation of adult pitches, enhanced opening of school facilities and the use of artificial pitches.

Priority 6 within the Rochford District Council Core Strategy, (December 2011) focuses upon encouraging more participation in sports, culture and volunteering for the benefit of the whole community.

The short term vision for this priority is to improve parks and open spaces through a programme of refurbishment and provide more facilities for young people. The development at FitzWimarc will support this.

The Longer term vision for the priority is to establish a wide range of accessible community facilities alongside new developments which aid integration and cohesion of communities.

Policy CLT9 – Leisure Facilities states that the council will also look to make the best use of existing facilities in the District and specifically refers to making facilities within school premises accessible to all.

There are recommendations in the Council's planning strategy to provide a focus in the District on synthetic turf pitches.

The Essex County FA Action Plan 2014/15 specifically identifies the site as a priority for the development of a 3G pitch and outlines a focus upon the development of adult teams and U21 teams, provision for U15's linked to Grow the Game, Mash Up centres for U18's, Just Play centres for adults and the establishment of girls leagues and 5v5 leagues linked to the Football Youth



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Review. The development plan produced as part of this project will include objectives to address all of the above.

Mark Liddiard (FA Facilities Manager) and Brendan Walshe (Essex County Football Association) have been involved in the development of this project. They have helped ensure that the facility proposed is fit for purpose, meets the needs of users, aligns to strategic priorities of the County FA and can support the ongoing growth and development of football activities as part of the football development plan.

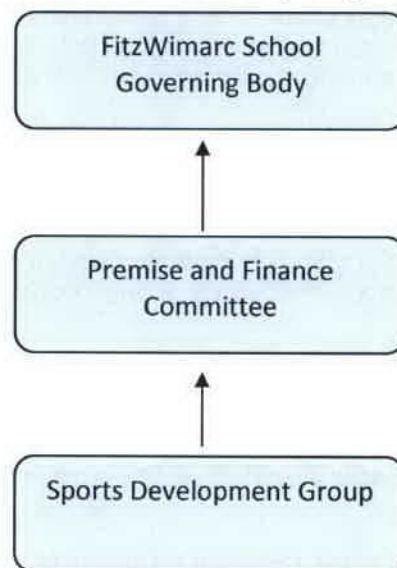
#### Management and operational administration

Overall responsibility for the sustainable management of the AGP will lie with the Governing Body of the School. The main contact for this application and for ensuring that the project and supporting development plan is managed will be the School Business Manager, Debbie Le Monde. The Business Manager will also oversee the income and expenditure plans for the site and report on these to the Governing Body.

The site will be managed on a day to day basis through the site team and PE Department at the school. A football / sports development group will be established to oversee the delivery of sporting outcomes on the site.

The Schools' Governing Body assumes overall responsibilities for the school facilities. The Finance and Premises Committee will report to the governing body on progress of the project and the Football Development Plan. It is the intention to establish a Football Development Group to oversee delivery of the football plan and clearly establish the roles and responsibilities of all partners.

The school may look to appoint a Football Coordinator to manage the Football Development Plan and drive participation levels on the site. The reporting structure is outlined below.



The remit of the Sports / Football Development Group involving key partners will be:

- to deliver, monitor and evaluate the football and other sports development plan;
- to ensure sound financial sustainability for the AGP against the income and expenditure plans;



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- to provide information and reports to the Governing Body, Football Foundation, Essex County FA and other funding partners;
- to establish and monitor policies and procedures for users of the AGP; and
- to provide guidance and information to the school in relation to user needs.

All partner clubs will sign user agreements with the School as part of their booking requirements. This will outline the key requirements of all parties in the management and ongoing development of the facilities, including the role they will play within the Football Development Group.

### Football Development Group

Rep	Main Responsibility	Key Skills
FitzWimarc Business Manager	Overview all areas Chair Meetings Track Finance Staff management	<ul style="list-style-type: none"> <li>• Understands all issues</li> <li>• Contact management</li> <li>• Understands Finance issues</li> <li>• Reporting to funding providers &amp; Governors</li> <li>• Ensures that Health &amp; Safety guidelines are adopted and adhered to</li> <li>• Link with Governing Body and Operations Group</li> </ul>
Premises Manager	Site management Maintenance	<ul style="list-style-type: none"> <li>• Ensures site is monitored re maintenance issues</li> <li>• Day to day overview</li> <li>• Health and Safety</li> <li>• User requirements</li> <li>• Site security</li> </ul>
Football Coordinator (if appointed)	Delivery programme	<ul style="list-style-type: none"> <li>• Delivery of Football Development Plan</li> <li>• Establishes programme of use to generate participation</li> <li>• Income and expenditure forecast</li> <li>• Understands issues with facilities and</li> </ul>



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		needs.
PE Department	Football Dev Plan	<ul style="list-style-type: none"> <li>• Education requirements</li> <li>• Develops wide knowledge of football &amp; local needs</li> <li>• Understands Football Club</li> <li>• Delivery of Football Dev Plan</li> <li>• Increase in participation</li> </ul>
Partner Club reps (number dependent upon number of partner clubs)	Football Dev Plan User interface	<ul style="list-style-type: none"> <li>• Develops wide knowledge of football &amp; local needs</li> <li>• Understands Football Club</li> <li>• Delivery of Football Dev Plan</li> <li>• Represents users</li> </ul>
Essex County FA (may not attend every meeting)	Overview all areas	<ul style="list-style-type: none"> <li>• Understand all issues</li> <li>• Advise on current football development issues</li> <li>• Advise on County's Football Education &amp; Training Programme</li> <li>• Supports delivery of Football Dev Plan</li> </ul>
Other sports / community users as identified	Sports Development Plan User interface Bookings	<ul style="list-style-type: none"> <li>• Delivery of Sports Dev Plan</li> <li>• Represents users</li> <li>• Programme of use</li> </ul>

#### Hours of Operation

The ATP will be available for use on a pre-booked basis when the school is open for use to the community.

The ATP hours of use will be determined through the planning process and consultation, is open for discussion, and can be agreed to be altered, if deemed necessary but the school wishes to accommodate the following hours of use in order to maximise educational and sporting benefit, which follows similar facilities in the area:



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VAT Number GB2753177

Day	0800	0900	1000	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000	2100	2200
Monday															
Tuesday															
Wednesday															
Thursday															
Friday															
Saturday															
Sunday															
Bank holiday															

Key:

	AGP used by The FitzWimarc School, partner clubs, schools and community groups
	AGP use not permitted

Volume of Use

The ATP will have a permanent playing area designed under FA guidelines for full sized football with line markings introduced when necessary for:

- 9v9 football pitches
- 7v7 football pitches
- 5v5 football pitches

This means that the maximum number of players with referees on the ATP will be 45 people.

Given an overlap period for users to change this would be a maximum number of users at any one time of 90 people after school hours.

The enclosed pathway area is designed to safely manage the volume of users during the overlap period for users to change.

Planning for open space, sport and recreation

The proposal is beneficial to the advancement of sports activity and development. The proposed development will provide a clean, safe, and attractive facility to inspire sporting participation and will enhance the existing sport and recreation provision at The FitzWimarc School and will provide a genuine asset for local schools, community groups, and clubs and will encourage and inspire more people of all ages to participate in sport.

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

Sport England will make an informed assessment of whether the proposed benefits to sport associated with development would be sufficient to outweigh the detriment associated with the



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impact on the playing field and satisfy an exception policy within the playing fields policy 'A Sporting Future for the Playing Fields of England 1997'.

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.

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.

It is hoped that Sport England will support the development through the planning process and the arrangements of the existing and proposed playing are displayed in drawings:

- SSL1800 07 - Existing Pitch Markings
- SSL1800 08 - Proposed Pitch Markings

### Sport England

We believe the proposed development embraces the appropriate advice and requirements published within the following documents:

- Planning Policy Statement 'A Sporting Future for the playing Fields of England'
- Spatial Planning for Sport and Active Recreation - Development Control Guidance Note - Summer 2009

We hope to gain Sport England's support for the proposed development based upon the following criteria:

Criteria	Fulfilment
Sporting need	Via more participation, enrichment, more opportunities and enhancement of existing facilities
Plans and Strategies	Via integration into strategic development planning and operational systems
Community use	Via local schools, community groups / clubs and partner junior football clubs
Maintenance and management	Via existing management and operational administration
Sports development plan	Via existing management and operational administration

Pre planning consultation has been undertaken with Sport England with the follow queries raised which required a response or alteration to the works in question:

1. *Playing Field Impact: As the citing of the AGP will have a significant impact on the playing field, I will need more information about the use of the playing field to inform a response.*
- Q – *Details of the existing community use (outside of school hours) of all the pitches (including athletics facilities) to understand the impact (what clubs/teams use the existing pitches, how frequent etc).*
- A – Grass pitch facilities are currently only used by school. Rayleigh FC and other clubs do use the facilities but these are indoor spaces including the sportshall. The key clubs all have their own grass pitch sites for competition; however, the site for Rayleigh for example has restrictions in terms of hours of use, which prevents them training on their own site.



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Q – In relation to the full sized football pitch that would be displaced, can all of the existing school and community use be transferred to the AGP?

A – Yes

Q – In relation to the 9v9 football pitch, the proposed pitch layout shows the pitch markings going right up to the edge of AGP. While the markings may not be accurate, there will obviously be a need for the required run-off area and there may be a gradient change between the AGP and the 9v9 pitch. Can the proposed pitch layout show how a 9v9 pitch can be accommodated within these constraints as at present it would not be possible to implement this pitch as proposed.

A – The plans have been produced with a balanced cut and fill showing the exact boundaries and grading of the AGP development works. The 9v9 pitch orientation has been shifted and altered to ensure it is as large as possible and is acceptable to FA requirements.

Q – Athletics track – as the 300m track will be displaced, can it be confirmed what impact this will have on school athletics.

A – As the other track will remain the school is confident it can still deliver its athletics provision.

Q – Cricket wicket – while this may be unusable, can it be advised how the school's cricket needs will be met in the future as it will not be possible for the school to provide a new wicket with the required outfield if needed in the future.

A – The school has a sports hall fully equipped for indoor cricket. We also have close links with Rayleigh cricket club who allow the school use of their pitches for matches when required. This is already in place due to the poor quality of the ground here.

2. Artificial Grass Pitch (AGP) Rationale and Sport Related Benefits: Details of the rationale for, and benefits to sport of, providing the AGP as limited information has been provided. Much of this has been covered in the Planning Statement but additional info I would seek is to include:

Q – Details of the benefits of the AGP for Fitzwimarc School in terms of delivering the PE curriculum and extra-curricular sport e.g. how would it address any existing deficiencies of the natural turf playing pitches and other sports facilities, what activities could be offered which cannot be offered at present, how would the quality and consistency of the surface benefit PE delivery, would it respond to any issues identified in OFSTED reports etc. If any other schools would have access to the facility, details of how it would benefit these schools. An indicative timetable of how the facility may be used during school hours would be helpful in this regard

A – The facility will be used extensively across the curriculum in both KS3 & KS4. Girls' football will be introduced into the curriculum and potentially girls' rugby. The introduction of this facility will have a massive impact on the quality of provision. We anticipate outside sports all year round where currently we are prohibited by the condition of our grounds during some winter periods. The sports development plans for the site includes specific actions for the school in developing football and rugby provision to ensure that it meets all the needs of students. It should be recognised that the school is a very successful sporting school and offers a high level of physical education and school sport that this facility will enhance. It will enable more school teams to be developed and more young people to participate in recreational activities in addition to formal school sport. The Head of PE will provide an indicative school timetable during the Easter periods. The school have a very successful sporting record and have been



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recognised for this. They were also one of the state schools who were inspected as part of the Ofsted report into School Sport, Going the Extra Mile

- Q – *Local Football Needs: Can the key partner clubs be identified that would use the AGP. I have interpreted that it would be Rayleigh FC and Hawkwell Athletic FC but can this be confirmed. Also, if there are details of how the facility would meet latent/unmet demand from these clubs and assist with their development this would be helpful. Letters from the partner clubs that would be expected to use the facility would be helpful as well to be submitted with the application.*
- A – Letters of support are already collected and will be included in the supporting documentation. The key clubs will be Rayleigh Boys and Girls FC and Academy Soccer primarily, although other clubs will have access to the site between them Rayleigh and Academy have over 60 teams. The club and football demand is included in the supporting documentation (attached).
- Q – *Rugby Needs: Will the pitch be designed to be IRB compliant and designed to meet FA/RFU joint guidance as this is not mentioned. If not, will it actually be suitable for use for training by local clubs?*
- A – The plan is that the surface is IRB compliant but will only be for training / junior matches due to the size not being sufficient for senior rugby. However this is dependent upon cost and if it is not IRB compliant it will still be suitable for training and the rugby club are aware of this. Making it rugby complaint has been discussed with RLF and also Jon Couves at Sport England
- Q – *Details of how the AGP may be used by the wider community (beyond football and rugby club use) including community groups and for sports other than football. An indicative timetable for expected community use would be helpful in this regard.*
- A – The example programme of use is included in the supporting documentation. Due to the high number of teams that will access the site additional use by community groups will be limited but would still take place. I have included the throughput figures and participation figures which were included in the Sport England application.
- Q – *Confirmation that a community use agreement would be prepared to secure community access to the facility.*
- A – This is fine and can be developed.
3. AGP Design:
- Q – *Any comments on the design made by the FA should be considered before the application is submitted.*
- A – The FA and Football Foundation have been consulted throughout the process and the design has been produced to their specific requirements in every way.
- Q – *If the facility is intended for community rugby use I would request that you consult Rick Bruin at the RFU for his comments. It would helpful to have a plan showing the proposed AGP pitch markings so their compliance with the FA's guidance can be checked.*
- A – Rick Bruin has been party to the discussions to date and the potential markings plans have been sent across as requested.



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