



DESIGN AND ACCESS STATEMENT
G-218481 NORTHFLEET SCHOOL FOR GIRLS
PROPOSED FLOODLIT SYNTHETIC TURF PITCH
AND NEW LIGHTING TO EXISTING MUGA

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LABOSPORT

FEASIBILITY REPORT AND D&A STATEMENT - G218481 – NORTHFLEET SCHOOL PROPOSED FLOODLIT SYNTHETIC TURF PITCH AND NEW LIGHTING TO EXISTING MUGA

CLIENT	Northfleet School for Girls
SITE ADDRESS	Hall Rd, Northfleet, Gravesend DA11 8AQ
CLIENT CONTACT	Kacey Leigh
FOOTBALL FOUNDATION PROJECT NUMBER	G-218481

DOCUMENT NUMBER	LSUK 24-0213_FDAS	
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REPORTED BY	<i>Bob Froud</i>	Bob Froud Senior Consultant Bob.froud@labosport.com
APPROVED BY	<i>Louis Keeley</i>	Louis Keeley Senior Consultant & Framework Manager Louis.keeley@labosport.com

SUMMARY OF PROJECT	Labosport Ltd have been commissioned by The Football Foundation to carry out Design Consultancy services for the above AGP Framework project. This document is a design and access statement for the construction of a community usage Synthetic Turf Pitch and provision of new lighting to an existing macadam surfaced Multi-Use Games Area.
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Section 1 – Introduction

General Information	
APPLICANT	Northfleet School for Girls Hall Rd, Northfleet, Gravesend Kent DA11 8AQ
PLANNING AGENT	Bob Froud – Senior Consultant Labosport Ltd Unit 3, Aerial Way Hucknall Nottingham NG15 6DW
PROPOSED PLANNING APPLICATION TITLE	The creation of a Floodlit Synthetic Turf Pitch and Provision of Lighting to an Existing Macadam Surfaced Multi-Use Games Area at Northfleet School for Girls, Hall Rd, Northfleet, Gravesend, Kent DA11 8AQ
ADDITIONAL SUBMITTED DOCUMENTS AND DRAWINGS	Drawings Northfleet School for Girls-LSUK 24-004(G218481) Drawing 01 Location Plan Northfleet School for Girls-LSUK 24-004 (G218481) Drawing 02 Existing Block Plan Northfleet School for Girls-LSUK 24-004 (G218481) Drawing 03 Proposed Block Plan Northfleet School for Girls-LSUK 24-004 (G218481) 05 Proposed Artificial Grass Pitch Elevations Northfleet School for Girls-LSUK 24-004 (G218481) 04 Proposed Artificial Grass Pitch Layout Plan Northfleet School for Girls-LSUK 24-004 (G218481) 06 Lighting Overspill Northfleet School for Girls-LSUK 24-004 (G218481) 10A Summer Sportsfield Markings Northfleet School for Girls-LSUK 24-004 (G218481) 08 General Arrangement Northfleet School for Girls-LSUK 24-004 (G218481) 04A Cut and Fill Earthworks for Pitch (illustrative) Northfleet School for Girls LSUK 24-004 (G218481) 12A Winter Sportsfield Markings Information: - Pitch and MUGA Lighting Design – 20241039 Desktop Study – Northfleet School for Girls - 27677 Site Investigation Report - R-SI-27677 01-00 Preliminary Arboricultural Assessment - Rt-mme-180683 – 01 (PAA) Rev A Preliminary Ecological Appraisal - RT-MME-180683-04 Rev A Biodiversity Statement & Metric Assessment - RT-MME-180683-05 Topographical Survey - 27854Y Drawing 01 Drainage Strategy - RDS- 28616 01 Land Registry Map - K917613 Copy of Register - K917613

Design, Access and Planning Statement Principles	
NATIONAL PLANNING POLICY FRAMEWORK	The National Planning Policy Framework sets out the Government’s planning policies for England and how these are expected to be applied. It provides a framework within which local authorities can produce their own distinctive local / neighbourhood plans, which reflect the priorities of their own communities.
DESIGN AND ACCESS STATEMENT REQUIREMENTS	A Design and Access Statement should be a short report accompanying and supporting a planning application, to illustrate the process that has led to the development proposal, explaining the proposal in a structured manner, with due detail included depending on the scale / complexity of the application. The general thesis is a Design and Access Statement should: • Help to ensure that development proposals are based on thoughtful design processes with a sustainable approach to access. • Improve the quality of the proposal, by clear explanation of the design and how it relates to the current site. • Help Local Planning Authorities understand the analysis that has been previously undertaken to prepare the final design prior to the seeking of necessary statutory approvals. • Provide local communities, access groups, residents, and other stakeholders with a clear understanding of the proposals, with the aim of minimising potential wrongful interpretation of proposals due to technically confusing documentation. A Design and Access Statement should increase certainty for people affected by the development, enabling transparency to all potential stakeholders, improving trust between communities and developers.
DESIGN COMPONENT	A Design and Access Statement should explain the design principles that have been applied to particular aspects of the proposal including: • Scale: Length, Width and Height of any development proposal. • Amount: The amount of any development. (For non-residential development, this means the proposed floor space for each proposed use). • Layout: The way in which any buildings, routes, open spaces are provided, in relation to each other surrounding the development. • Landscaping: The treatment of private and public spaces to enhance & protect the amenities of the site and the area it is situated through hard / soft landscaping measures. Statements should explain the function of any landscaping, for example sustainable drainage purposes, shading, climate change adaptation purposes, and explain how it will be maintained. • Appearance: The aspect of a proposal that determines the visual impression it makes, including the external built view of the development, its materials, lighting, colour, etc.
ACCESS COMPONENT	A Design and Access Statement should explain the access principles, in relation to ‘access to the development’, explaining how access arrangements will ensure that all potential users will have equal and convenient access to the development and the public transport networks. The statement should address the need for flexibility of the development and how it may adapt to changing needs.
PLANNING STATEMENT	The planning Statement should assess all relevant Planning History for the site and consider National Policy Considerations and Local Development Plan Policies. Any pre-application advice should also be stated.

Section 2 – Design Statement

Location, Site, Usage and General Information	
DEVELOPMENT LOCATION	The location of the proposed STP is shown below: Northfleet School for Girls, Hall Rd, Northfleet, Gravesend, Kent, DA11 8AQ Centred approximately at National Grid Reference: Easting: 562966 Northing: 172688
	 Photographs from the site investigation providing context as to the location for the proposed development are included in Appendix A. Further details of the proposed development and the location are contained within this report and additional documentation (drawings and documents) provided. The optimum location for the proposed STP was considered based on convenient proximity to: - Any changing facilities - Any welfare accommodation - Any reception facilities - Any management / supervision offices - Any vehicular parking areas - Existing layout of the site Furthermore, the STP is restricted to its current position due to: - No other areas suitable for the pitch size proposed Additionally, consideration was given to: - Avoidance of unacceptable impact to residential neighbours (in relation to noise, visual, lighting, etc) or the ability to incorporate impact mitigation measures into the development proposals where impact was noted. It was concluded the proposed application area provides the best solution in relation to the above considerations, given the specific site scenario and requirement to maintain other aspects of the site.

EXISTING SITE OVERVIEW	The proposed site area for the new STP is a natural grass area within Northfleet School for Girls used for general PE and marked with an athletics track in the summer months. There is also a long jump runway in the proposed new pitch location. The track, shot put and runway can be marked in another location with no loss of facilities (drawing 10A shows the relocation). To the south of the proposed pitch location the site accommodates two junior / five a side 37m x 27m and also two rounders areas. The athletics track can be marked onto this area and retained. There is limited use of playing fields during the winter months and sporting activities take place indoors and will take place on the new floodlit synthetic turf pitch and flood-lit MUGA.  According to Google Earth Historical Imagery, sports have been marked on the field since 1960. The existing macadam surfaced Multi Use Games Area to the south of the proposed new artificial grass pitch currently has no lighting and this application includes provision of lighting to the existing macadam MUGA. The MUGA is marked with four tennis courts and three netball courts. New lighting will allow community groups to continue with their sporting activities during the winter months and allow netball groups to use the area as well as the Schools Boot Camp group. In addition, it will allow after school use, freeing up the sports hall allowing the School to increase its after school club provision.
PROPOSAL DESCRIPTION	Planning permission is sought to construct a new Synthetic Turf Sports pitch with associated features including: • FA guideline 11v11 Synthetic Turf Pitch (STP) for community use, sized 91 x 55m with additional FA recommended 3m safety run off and additional cross play markings for small sided and junior football. • Installation of new hard standing surface for pedestrian access, goal / maintenance storage container, spectator viewing and maintenance / emergency vehicle access. • Installation of new 4.5m (maximum) and 1.2m high twin bar panel fencing. • Installation of new LED floodlighting system • Installation of areas of Biodiversity mitigation / enhancement The existing macadam surfaced Multi-Use Games Area will be renovated with the following associated features: - • New LED floodlighting utilising 10 No. 8m high columns fitted with LED luminaires to meet netball and tennis lux levels.

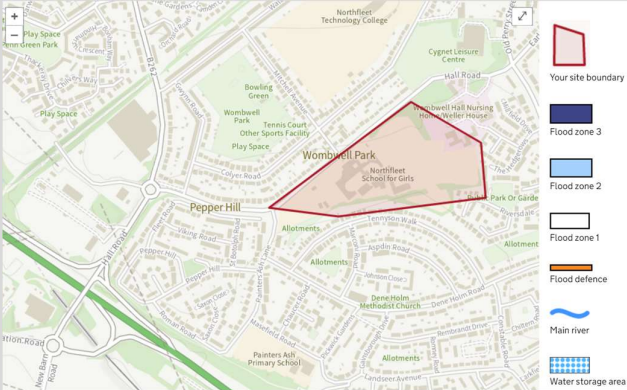
PITCH PURPOSE AND USE	This application seeks planning approval to create a synthetic turf sports pitch in accordance with the following relevant technical guidance and to renovate an existing MUGA facility. The proposed new facility and existing MUGA will be designed to meet the following sporting provision(s): The proposed new floodlit artificial grass pitch facility will offer a variety of football pitch sizes and training areas suitable for a range of age groups within the same enclosed playing space. This supports grassroots sport development plans, and the design will follow the Football Association’s Technical Guidance and Current Standards for a Synthetic Turf Community usage 91m x 55m Compliant pitch. The STP will be capable of supporting the following formal pitch arrangement(s): <table><tr><th>Pitch Type</th><th>Pitch Size</th><th>Quantity</th></tr><tr><td>11v11 Football</td><td>91 x 55m</td><td>1</td></tr><tr><td>9v9 Football</td><td>73 x 46m</td><td>1</td></tr><tr><td>7v7 Football</td><td>55 x 37m</td><td>2</td></tr><tr><td>5v5 Football</td><td>37 x 25.5m</td><td>4</td></tr></table>	Pitch Type	Pitch Size	Quantity	11v11 Football	91 x 55m	1	9v9 Football	73 x 46m	1	7v7 Football	55 x 37m	2	5v5 Football	37 x 25.5m	4
Pitch Type	Pitch Size	Quantity														
11v11 Football	91 x 55m	1														
9v9 Football	73 x 46m	1														
7v7 Football	55 x 37m	2														
5v5 Football	37 x 25.5m	4														
MUGA PURPOSE AND USE	The Existing Multi-Use Games Area (macadam surfaced) will be renovated to provide lighting. The area is currently marked for Tennis (four courts) and Netball (three courts).															
PROPOSAL LOCATION	Photographs from the site investigation providing context as to the location for the proposed development are included in Appendix A. Further details of the proposed development its location and its effect on the Environment and Ecology, are contained within this report and additional documentation (drawings and documents) provided. The proposed location of the facility is bounded by the following: - - North – A dense border of mature trees with a main road and houses beyond. - East – A dense border of mature trees beyond which is a field attached to the adjacent care home. - South – The macadam surfaced MUGA and natural turf pitches on the site. - West – The school buildings on the site. The topographical survey revealed an approximate 3.9m to 4.5m fall from south down to north and broadly level from east to west. This will require a cut and fill operation to create the construction plateau. The maximum allowable fall for an artificial grass pitch would be a 1% fall in a single plane, so cutting and filling will be required. The drainage strategy is based on storing surface water within the existing pitch construction and discharging it into an existing surface water drainage outfall on site via a flow control chamber. The formation beneath the stone base will be sealed and water attenuated and further flow controlled within the pitch base using cellular methods such as cellular containment or breaker dams. The final base design to meet the discharge rate requirement of the drainage strategy will be part of the main contractors design remit.															

DEVELOPMENT AMOUNT	Aspect	Area (m ²)	
	New Synthetic Turf Pitch Surface Area (1Nr 97x61m)	5,917	
	Surround Features - Goal Recesses, Spectator Area, Access Path	552	
	Potential Biodiversity Net Gain Area	3,400*	
	Total New Development Area	9,869	
	Existing Multi Use Games Area	2,100**	
*Only a small proportion of this area has been identified for tree planting. **This area is considered as refurbishment and not development as only floodlight columns to be added.			
PROPOSED HOURS OF USE OF DEVELOPMENT	The proposed hours of use for the development are shown below:		
	Day	Start Time	End Time
	Monday-Friday	08:00	22:00
	Saturday	08:00	22:00
	Sunday / Bank Holiday	08:00	22:00
	<i>*Please note, the hours of potential use of sports lighting has been described in lighting section of report.</i>		

Facility Design	
PITCH DIMENSIONS	The development is to include: - Main pitch size of 91 x 55m (FA Guideline 11v11 size Community use pitch), resulting in a total synthetic turf surface of 97 x 61m (including FA recommended 3m run off installed). - Additional painted line markings for small sided / junior football, as outlined in the design drawings. - Additional Goal Recesses, Spectator Areas and Access Routes as outlined in the design drawings.
SURFACE LEVEL & GRADIENTS	The topographical survey shows a fall of 3.9m to 4.6m fall from south down to north in the location that the new artificial grass pitch is to be located. It is recommended to build a sports pitch to a <u>maximum</u> gradient of 1% in a single plane, where possible, to maintain good sporting characteristics. Given the existing topography survey undertaken and the proposed location of the STP, the development will require cut and fill earthworks to marry in with the existing gradients. The cut and fill will require batters outside the pitch no steeper than a 1 in 3 slope so they can be maintained. If the main contractor considers that retaining structures necessary, due consideration must be given to the surrounding tree roots.

CONSTRUCTION MAKE UP	Typical construction build-up for synthetic turf pitch development includes either: <u>Dynamic Base Synthetic Turf Pitch Construction</u> • Pitch Synthetic Surface • Shockpad Layer • Dynamic Stone Layer • Sub Base Layer (typically 200-300mm of crushed stone) unless sub surface conditions dictate an alternative approach to ensure quality of installation and/or potential attenuation of surface water • Formation Layer OR: <u>Engineered Base Synthetic Turf Pitch Construction</u> • Pitch Synthetic Surface • Shockpad Layer • Macadam Layer • Sub Base Layer (typically 200-300mm of crushed stone) unless sub surface conditions dictate an alternative approach to ensure quality of installation and/or potential attenuation of surface water • Formation Layer Following Planning Approval, Contractors on the Football Foundation AGP Framework will be required to provide detailed tendered designs identifying their specific approach to installing the pitch. This will be based upon surveys that have been undertaken which provide information for their design. If the Local Planning Authority desire additional information prior to construction, the following Planning Condition could be inserted in the planning decision notice, this would allow the subsequently chosen Contractor to develop and submit supplementary detailed designs of their proposal in this regard: <i>‘Prior to the Commencement of Works, the chosen Contractor is to submit detailed drawings showing their proposed construction make up for the pitch, confirming that the designed construction is in accordance with the planning decision notice. If the detailed design conflicts, in any way, the Contractor is to clearly state reasoning for desired adjustment, producing information as required to ensure that the condition can be discharged by the Local Planning Authority.’</i> The contractors design elements will be undertaken in complete accordance with: • The Sport and Play Construction Association (SAPCA) Code of Practice for the Design, Specification and Testing of Bases for Outdoor Synthetic Sports Areas. • The requirements for surfacing detailed in the FIFA Quality Programme for Football Turf The contractor will also need to ensure that their design is appropriate to the conclusions of the Geotechnical Report; which gave the following conclusions: - Topsoil Depth Around 300mm to 400mm. The GI report gives detail that the testing indicates that the Topsoil in-situ would be chemically suitable for reuse onsite, or offsite within a residential development. The subsoils could be treated as Non-Hazardous for waste disposal and classified for landfill as Inert. Subsoil Classification Testing returned a description of the subsoil materials to be spanning between naturally deposited cohesive and granular strata which may consolidate at differing rates. A CBR design value of 2.5% can
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	be adopted for soils that are likely to be representative of those which remain at or near pitch formation levels. Where the formation spans between granular and cohesive strata, it is recommended a geosynthetic reinforcement is introduced to minimise the potential effects of differential settlement between the differing soil types. Regarding the Floodlight foundations, based ground conditions vary and in-situ pocket penetrometer testing showed values of 10kN/m² to 70kN/m² (low to medium). The GI report includes advice on floodlight column construction. Drainage After testing in accordance with BE EN ISO 22282, Subsoils are considered to be effectively impermeable for the purposes of drainage design. On this basis, disposal of stormwater via a soakaway is not considered viable. It is possible that the STP drainage could key into the existing surface water drainage system currently used by the School. If this is considered an option for the development, a comprehensive drainage assessment will be required to determine the potential impact on the capacity of the existing systems, to identify the invert levels of existing features, and to confirm drainage gradients achievable across the proposed STP area. Coal Mining Report The coal Mining Report within the GI returns the following: • No Risks identified concerning Mining Activity • No Risks concerning Investigative or remedial activity. • No Risks concerning Licensing and Future Mining Activity Statutory Services Record Search The GI report contains statutory search data, which revealed no buried services under or close to the proposed development site
DRAINAGE DESIGN	As previously stated, The National Planning Policy Framework classifies this type of proposed development as a Water-Compatible Development, being an outdoor sports and recreation facility. It is, however, a design requirement to ensure that all weather sports pitches can drain during wet weather to allow continuous play. The proposal is for the refurbished synthetic turf pitch to have the following design features: • Surface layer will be a new synthetic turf surface, which will have a porosity rate measured at a minimum of 500mm/hr • Beneath the synthetic turf will be a new permeable shockpad layer, which will have a porosity rate measured at a minimum of 1000mm/hr • Beneath the shockpad layer will be the existing open textured porous macadam, which has a porosity rate measured at a minimum of 1000mm/hr • Beneath the open textured porous macadam is a sub base comprising of stone, which has been measured to have a porosity rate > 2000mm/hr. Whilst the proposed development is designed to be a water compatible development which is not damaged during flood event. In the case that percolation into the ground or attenuation within the construction is not enough to prevent surface flooding, the surface materials used within the development have been chosen as they are not affected by flood events, in accordance with guidance for water compatible developments as outlined in NPPF documentation.

	It is also noted that the MUGA part of the development is a refurbishment of an existing facility (provision of lighting), which would not result in any increase in flood risk. The geotechnical investigation stated that soakaway would not be viable, therefore any water which cannot be attenuated within the design of the pitch and its foundations will need to be removed from the site via the existing surface water drainage system currently used by the School. The formation beneath the new pitch formation stone is to be tanked to eliminate the risk of chalk dissolution. A flow control chamber will be introduced into the new pitch drainage system to limit the flow into the existing surface water drainage system to 2.5l/s The proposed AGP will include a 0.300m deep permeable sub-base, with a total construction depth of 0.405m. This is shown to be sufficient to accommodate all storms up to and including a 1 in 100 year event. For the 1 in 100 year plus 45% climate change event, 71m³ of above ground flooding is triggered. The pitch will be surrounded by barriers that will offer containment of the above-ground flooding identified for the 1 in 100 year plus climate change event. This approach is considered acceptable based on the nature of the development. The above ground flooding can be retained above the level of the pitch by using containment barriers, which will also act as infill migration mitigation features, as the pitch is considered flood compatible.
FLOOD RISK GENERAL SUMMARY	A desktop flood risk assessment has been carried out on the area of the proposed development by Labosport, using web services located at https://check-long-term-flood-risk.service.gov.uk/risk As the proposed site is in flood risk zone 1, therefore Flood Risk Assessment not required.
SURFACE WATER FLOOD RISK	Very low risk identified.  According to Environment Agency flood maps (see Figure above), the site lies within a Flood Zone 1 and therefore the likelihood of flooding from the rivers or sea in any given year is <1 in 1000. The risk from surface water flooding is also considered to be <1 in 1000 in any given year.
RIVERS AND SEA FLOOD RISK	Very low risk identified.
RESERVOIRS FLOOD RISK	Flooding from reservoirs is unlikely in this area.
GROUNDWATER FLOOD RISK	Flooding from groundwater is unlikely in this area.

WATER COMPATIBLE DEVELOPMENT	The National Planning Policy Framework in Annex 3; Flood Risk Vulnerability Classification, defines in the section that Water-Compatible Development includes: Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms. It has therefore been considered that this proposed development would fall under this classification.
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Proposal Component Design	
SYNTHETIC TURF PITCH (STP) SURFACING SYSTEM	The proposed pitch surface will be a long pile length, tufted synthetic turf, coloured grass green, partially in-filled with Stabilising & Performance material. Designed to meet necessary National / International Sports Governing Body Performance Requirements. This will include an associated shockpad component (for enhanced performance and infill reduction). The system will be a FIFA Certified system and will be tested upon completion for adherence to the performance standards.
PERIMETER BALL STOP FENCING / PITCH PERIMETER BARRIER	Ball stop fencing will be installed around the perimeter of the new artificial grass pitch in locations shown in the drawings associated with this proposal. This includes 1.2 to 4.5m high twin bar panel fencing, with noise reducing dampeners, finished to polyester powder coated RAL6005 Dark Green, supported with an intermediate post system and entrance gates of matching colour. The fencing type will be steel open mesh fencing containing a general 200 x 50mm aperture (and 66 x 50mm rebound aperture to the internal pitch perimeter barrier). Fence panels are fixed onto posts with 8mm galvanised security bolts to (U shape) brackets containing threaded inserts and are insulated from the posts using noise reducing dampeners (neoprene washers or similar) on every fence post / mesh fixing point, to aid noise reduction and acoustic attenuation by reducing rattle and vibration from ball impacts. Panel connectors are applied at horizontal panel joins to increase rigidity of the fencing system. Ball stop fencing will be adjusted around the perimeter of the pitch in locations shown in the drawings associated with this proposal. This includes 1.2-4.5m high twin bar panel fencing, with noise reducing dampeners, finished to polyester powder coated RAL6005 Dark Green, supported with an intermediate post system and entrance gates of matching colour.
LED FLOODLIGHTING SYSTEM	<u>General Appearance / Lighting Requirements</u> Lighting is a necessary component for a Synthetic Turf Pitch, as it will provide the necessary usage profile throughout the year to make the facility viable and sustainable by providing an income stream to support the required maintenance schedule for the pitch and sinking fund for component replacement when required. LED floodlighting will be installed in locations shown in the drawings associated with this proposal. The lighting system will include 6Nr 15m high tubular steel masts finished galvanised 7275 self-coloured, mounted with 12Nr LED luminaires (2 per column), designed to meet the required Sports Governing Body performance requirements. LED floodlighting is required to satisfy the necessary and planned weekly usage for community participation. The lighting system will be operated during evenings of permitted use, after dusk, and up to the approved curfew hour. A lighting design for the pitch and existing MUGA supplements this planning application and is based around the following:

Requirement	Detail
Description of Lighting Column / Luminaire Design - Pitch	Refer to lighting design document, 15m high raise and lower columns, galvanised grey ion colour, each with 2 luminaires.
Lighting Performance Requirements - Pitch	BS EN 12193 FA Guide to Floodlighting ILP Guidance Documentation
Specific Lighting Performance Requirements - Pitch	Average Lux = >200Lux Training Average Lux = >120Lux Uniformity = >0.6 Colour Temperature = 4200K-5700K
Details of any cowls / hoods / shades / baffles to control light spill & glare - Pitch	All luminaires are designed to have a zero upward light ratio without the need for additional accessories (rear louvres) to limit overspill.

The floodlight system has been designed to provide sufficient performance as required by the sports to be played at the proposed facility, as detailed in relevant sporting application lighting documentation. LED floodlighting was chosen, ensuring that the lighting can be controlled to reduce energy consumption and the impact on surrounding environment, by offering dimming potential and ability to light individual sections of the pitch (e.g. lateral cross play pitches), to facilitate economical / ecological management and prevent 'over lighting' to other pitch areas when not in use.

BS EN 12193 is the standard that specifies requirements for sports lighting to ensure good visual conditions for players, athletes, referees, spectators, and CTV transmission. Its objective is to provide 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

Exterior Lighting Environmental Status

The Institute of Lighting (ILP) guidance Note GN01 documentation categorises the environment into five zones as per below:

Zone	Surrounding	Lighting environment	Examples
E0	Protected	Dark (SQM 20.5+)	Astronomical Observable dark skies, UNESCO starlight reserves, IDA dark sky places
E1	Natural	Dark (SQM 20 to 20.5)	Relatively uninhabited rural areas, National Parks, Areas of Outstanding Natural Beauty, IDA buffer zones etc.
E2	Rural	Low district brightness (SQM ~15 to 20)	Sparsely inhabited rural areas, village or relatively dark outer suburban locations
E3	Suburban	Medium district brightness	Well inhabited rural and urban settlements, small town centres of suburban locations
E4	Urban	High district brightness	Town / City centres with high levels of night-time activity

This site would fall into environmental **Zone E3**, and has been designed to meet the below limitations, as outlined in ILP GN01:

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LABOSPORT LTD

Unit 3 Aerial Way, Hucknall, Nottinghamshire, NG15 6DW

+44 (0) 115 968 1998

info@labosport.co.uk

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Obtrusive Light Limitations for Exterior Lighting Installations						
Zone	Sky Glow ULR (max %)	Light Intrusion (into windows) EV (lux)		Luminaire Intensity		Building Luminance
		Pre Curfew	Post Curfew	Pre Curfew	Post Curfew	Average L (cd/m2)
E0	0	n/a	n/a	0	0	<0.1
E1	0	2	<0.1	2500	0	<0.1
E2	2.5	5	1	7500	500	5
E3	5	10	2	10000	1000	10
E4	15	25	5	25000	2500	25

LED luminaire technology used in sports lighting has been chosen to meet the requirements set out in ILP GN01, whilst reducing energy consumption and potential impact on the surrounding environment / ecology. ILP GN08 states: *Many night-flying species of insect that bats hunt are attracted to light, especially those light sources that emit an ultraviolet component, (LEDs) have removed this) or have a high blue spectral content (this can include LEDs).*

ILP GN08 Hierarchy of Light Impact

The lighting design has been produced in accordance with the mitigation hierarchy outlined in ILP GN08, by:

- Avoidance – Where possible, impact to biodiversity has been avoided. Where this is not possible:
- Mitigation – Where complete avoidance of impact to roosts, foraging and commuting habitat is not possible, the lighting design has been developed to minimise such impact. It is noted that the core performance requirements for the relevant sporting applications must be maintained, but where necessary, detailed designing of the lighting system including the areas of potential light spillage onto impacting areas has been undertaken by professionals tasked with minimising impact, to ensure that the light design proposed provides minimises potential impact whilst still providing the performance requirements required for the applications they are to be used for. Where this is not possible:
- Compensation – Where impact is noted and there is no ability to avoid or mitigate against the impact of the lighting scheme, as per the hierarchy in ILP GN08, constructive discussion with Local Planning Authorities Ecology department should be undertaken during the planning process, with an aim for setting a relevant Pre-Use Condition for off-setting of unavoidable impacts.

Mitigation Measures Included

The following specific mitigation measures / considerations were discussed and have been adopted on this project as per ILP GN08 Step 4 (Mitigation Measures / Sensitive Design):

- LED Lights – LED luminaires have been specified, due to their sharp cut-off, low intensity, good colour rendition and dimming capability (the design is to meet necessary 200lux average illuminance as per the relevant sporting performance requirements, whilst having the ability to dim the lights to 120lux for training events).
- Warm white light source (2700K or lower) was not possible on this application due to the performance requirement of needing to provide lighting between 4200-5700K to meet the relevant sporting performance requirements. Reducing the light source to 2700K would mean the lighting system would not be fit for purpose, and not provide adequate safety for use of the facility by sporting users.
- Column heights were considered to produce a design maximising downwards light, and therefore minimising light spill and glare visibility.

- Operation hours – It is noted that the hours of use for the facility only shows the intended use of the facility as a whole, and do not detail how lighting will be operated during these uses. Further clarity is provided in the following table, illustrating an expected weekly plan of floodlight use during winter months:

	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22
M															
T															
W															
T															
F															
S															
S															
Hours of Potential Use of the Facility															
Hours of Additional Potential Floodlight Use (typical)															

Please note:

- During spring, summer and autumn seasons, it would be possible to turn the floodlights on later during each day (given the usual longer daylight hours), to further minimise impact on species during months other than winter.
- Floodlighting will only be operational when the facility is in use, and therefore it is not intended that the lighting will automatically run continuously as per the above table every day.
- The above table details the typical winter usage, assuming the pitch is in use for all operational hours, and therefore provides a 'Maximum' illustration of floodlight use.
- The floodlighting is designed to meet the performance requirements as set out for the relevant sporting application with ability for dimming of the lights for lower sporting applications, providing both ecological benefit through lowering of the lighting intensity / spillage, and economic benefit through operational costs for running the floodlighting. It is therefore in the applicant's interest to ensure that dimming of the lighting system occurs during most training applications, to lower operational costs.

Part Night Lighting

The lighting proposed is to be controlled by human activity (light on demand) and controlled by dimming to suit the particular use at any given period. *Given this, it is expected that the Local Planning Authority will accept the above information and subsequent lighting design as the 'worst-case' practical scenario on site, and their response to proposals will take into account that the sports facility lighting design proposed (and its dimming ability) will only be operated during specific times of day / year during use of the facility, as opposed to other lighting applications they may assess that seek constant use.*

Floodlight Mast Design

The mast height chosen was calculated using methods detailed in CIBSE Document 'LG04 Sports Lighting (2023)', ensuring that:

- Vertical overspill is low.
- Good uniformity around the playing surface is obtained.
- Lights are directed downwards towards the playing pitch surface.
- Sky glow is avoided.
- Full cut-off is achieved (as recommended by The British Astronomical Association's Campaign for Dark Skies).

If higher columns were used, more intensive lighting would be required to provide necessary performance results at ground level. If lower columns were used, a higher aiming angle would be needed on each luminaire, which would increase overspill and glare during use.

The masts are of a slim design, which will prove further benefit to the visual impact of floodlighting during the daytime.

Floodlight Performance

The necessary performance requirements for floodlighting development are outlined in the following documents:

- BS EN 12193
- FA Guide to Floodlighting
- ILP Guidance Documentation

The lighting plan attached to this application shows the mast locations, floodlight orientations, luminance levels on the pitch (confirming it meets necessary performance requirements for the specific applications to be used). It is noted that ILP Guidance Documentation directly conflicts with BS EN 12193 / FA Guide to Floodlighting requirements in terms of the temperature value of light source (*ILP GN08 suggests 2700K or lower, in comparison to FA Requirements of 4200-5700K*). As ILP is Guidance documentation, the lighting plan has been produced to meet the required sporting performance requirements, whilst also adhering to ILP Guidance where this does not conflict and taking into account GN08's hierarchy of Avoidance – Mitigation – Compensation.

Obtrusive Light

With the Lighting design document results for the Obtrusive light on several of the nearest properties have been calculated. The closest residential properties on hall road have been assessed to establish obtrusive vertical light calculations, to assess whether the lighting plan meets requirements for the relevant environmental zone.

This results in:

Value Attained	Pre-Curfew Requirement E3	Post-Curfew Requirement E3	Result
Max 0.74 Lux	10	2	PASS*

*As use of the facility is until 10pm, the measured illuminance during pre-curfew will result in a figure below the recommended maximum level of 10 lux for the environmental zone and post-curfew scenarios (after 10pm) will be **0Lux**, as the lights will not be on, which results in the system being below the Post-curfew threshold for the Environmental Zone.

Lighting Design Conclusions

- The proposed floodlighting systems are specifically designed to meet sports lighting requirements, and subsequently meets the requirements for the intended sporting applications and standards of play.
- The proposed hours of potential use for floodlighting has been shown, but it is noted that the floodlighting will only be on during actual use of the site, and this therefore represents worse-case scenario.
- Given natural light during Spring, Summer and Autumn, it would be possible to turn floodlights on only when light is actually required.
- The floodlighting design includes dimming features & ability to light part areas of the facility, therefore allowing the reduction of light during scenarios where full lighting of the area is not required.

	• Warm white light source (2700K or lower) was not possible, due to the sporting requirements outlined. • Other guidance notes in ILP GN01 & GN08 have been adhered to, where not in direct conflict with the sporting application requirements. • In line with ILP Guidance Hierarchy when creating a lighting design, where <u>avoidance</u> of impact to biodiversity was not possible, <u>mitigation</u>, by adjusting the lighting design specifically for the site scenario, has been undertaken to minimise the spillage of light as much as possible from areas that are not specifically the pitch. • The height of masts was chosen to provide the most efficient solution, in terms of minimising intensity required / spillage / glare. • The lighting design meets obtrusive light requirements for residential properties within the relevant Environmental Zone in which it is being installed. • One fitting will remain on for 10 minutes after curfew time to provided safe egress for pitch users, staff and spectators. Existing MUGA The existing macadam surfaced Multi-Use Games Area will be renovated with the following associated features: - • New LED floodlighting utilising 10 No. 8m high columns fitted with LED luminaires to meet netball and tennis lux levels of 400 Lux. 1 No. light fitting will be mounted on each column and the columns will be of a static (root mounted) type having a galvanised finish.
HARD STANDING AREAS / GOAL STORAGE AREAS / ACCESS PATHWAYS	Hard-standing areas will be created around the pitch footprint, as per the associated drawings, to provide goal / maintenance equipment storage near the facility, and spectator viewing areas. Access pathways have been included to all main access points to the pitch (pedestrian and vehicle), ensuring that players / spectators / vehicles do not: • Walk debris on to the pitch. • Allow infill migration to the local environment. Access pathways have been designed in accordance with Equality Act 2010 and ensuring that the perimeter paths are a minimum of 1.8m width. As per Sport England's Design Guidance Note – Accessible Sports Facilities, where access routes are steeper than 1:60, but not as steep as 1:20, a level landing has been created for every 0.5m rise along any access route. If there are any areas this relates to for this specific site, the areas are shown within supplementary drawings.

INFILL MIGRATION MITIGATION FEATURES	Measures detailed in CEN/TR 17519 have been adopted in full, ensuring the proposed development contains all relevant mitigation features to minimise any potential infill dispersion into the local environment, including: • Infill Containment Barriers (500mm high as per CEN documentation for synthetic turf that is laid up to the outer perimeter fencing) • Decontamination Grates / Scraper Mats (at all entrances) • Boot Cleaning Stations (at all entrances) To further reduce the potential of any infill dispersion into the local environment, further measures have also been adopted, including: • Surface System: The surface system installed will include a shockpad, which will provide sufficient performance characteristics that minimise the volume of performance infill required to meet Governing Body Performance Requirements. Installation of a shockpad typically reduces the amount of performance infill required by approx. 6-8KG/m2 (24-32 Tons over the size of the pitch), and therefore its inclusion will provide a system with much reduced loose infill. • Mowing Margins: 300mm wide mowing margins around the outer perimeter (outside of fenced footprint) to provide additional buffer separating the synthetic turf / perimeter fencing and adjacent natural grassed areas.
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Ancillary Equipment	
GOALS	Portable football goals will be provided and installed as required by the sporting pitches marked. These goals will be of a type for use on synthetic turf pitches. All goals supplied will comply with BS EN 16579 or BS EN 784 as required by the size of goal.
STORAGE CONTAINER	A storage container will be installed within the footprint of the spectator area created as per the design drawings. The storage container will be of a standard design comprising of: • 2.529m high x 6.06m long x 2.44m wide container • High tensile profiled steel, finished powder coated RAL6007 Bottle Green The storage container will house maintenance equipment, as well as various sporting equipment, to ensure regular maintenance can be undertaken to the pitch. Regular maintenance of synthetic turf pitches ensures the following performance / environmental benefits: • Less compaction of turf and infill, resulting in better adherence to performance requirements over the medium / longer term. • Extended longevity of the turf system.

Additional Design Documentation provided

The following surveys have been undertaken, to provide information relevant to developing the design proposals. The key findings have been summarised below:

TOPOGRAPHICAL SURVEY DRAWING – 27854Y 001 - LABOSPORT – NORTHFLEET SCHOOL - TOPO SURVEY	A topographical survey has been provided as an additional document. This provides data from which the design of the facility has been developed.
GROUND INVESTIGATION SITE INVESTIGATION REPORT - R-SI-27677 01-00	A Ground investigation has been carried out and the report is provided, this provides information from which the initial construction design has been developed, a summary of its findings is given below: - Topsoil Depth Around 300mm to 400mm, this is to be removed from the site footprint and would be re-used on site where possible to form some bunding in areas close to the pitch. The GI report gives detail that the testing indicates that the Topsoil in-situ would be chemically suitable for reuse onsite, or offsite within a residential development. Or it could be treated as Non-Hazardous for waste disposal and classified for landfill as Inert. Subsoil Classification Testing returned a description of the subsoil materials to be spanning between naturally deposited cohesive and granular strata which may consolidate at differing rates. A CBR design value of 2.5% can be adopted for soils that are likely to be representative of those which remain at or near pitch formation levels. Where the formation spans between granular and cohesive strata, it is recommended a geosynthetic reinforcement is introduced to minimise the potential effects of differential settlement between the differing soil types. Detailed recommendations are included in the report regarding floodlight foundations. Drainage After testing in accordance with BE EN ISO 22282, Subsoils are considered to be effectively impermeable for the purposes of drainage design. On this basis, disposal of stormwater via a soakaway is not considered viable. It is possible that the FTP drainage could key into the existing surface water drainage system currently used by the School. If this is considered an option for the development a comprehensive drainage assessment will be required to determine the potential impact on the capacity of the existing systems, to identify the invert levels of existing features, and to confirm drainage gradients achievable across the proposed FTP area. Coal Mining Report The coal Mining Report within the GI returns the following: • No Risks identified concerning Mining Activity • No Risks concerning Investigative or remedial activity. • No Risks concerning Licensing and Future Mining Activity Statutory Services Record Search The GI report contains statutory search data, which revealed no buried services under or close to the proposed development site

PRELIMINARY ECOLOGICAL APPRAISAL - RT-MME-180683-04 Rev A BIODIVERSITY STATEMENT & METRIC ASSESSMENT - RT-MME-180683-05 PROPOSED ACTIONS TO GET 10% GAIN	A preliminary ecological assessment including biodiversity Net gain base line determination has been undertaken and the report is provided RT-MME-180683-04 Rev The report makes the following recommendations: - R1 Scheme Design and Biodiversity Net Gain: The proposed development should be designed in accordance with the ecological mitigation hierarchy as set out in the National Planning Policy Framework (NPPF), and Planning Practice Guidance (PPG). In the first instance the proposals should be designed to avoid/minimise losses or disturbance of the dense scrub (and offsite woodland) and incorporate these habitats in the landscaping layout of the scheme accordingly. This will help to further avoid and minimise impacts to protected and notable species. Where losses or impacts are unavoidable, compensation should be provided. This could include the replacement of lost habitats and/or connectivity and the creation of new habitats of ecological value. In accordance with the principles of the Environment Act 2021 the development will need to secure an overall net gain (10%) for biodiversity. The Statutory Biodiversity Metric Calculation Tool should be used to help guide and quantify the baseline and proposed value of the scheme. A Biodiversity Statement and Metric Assessment should be produced to inform any planning application. Additional opportunities for site enhancement should also be considered such as the installation of bat and bird boxes. R2 Further Ecological Surveys: It is recommended that the following species surveys/assessments are undertaken: • Bat Activity Survey (Night Time Walkover); and, • Ecological Review of Lighting. All further ecological surveys should be undertaken in accordance with best practice methodologies, during the appropriate survey windows. Please refer to Appendix 3. R3 Construction Ecological Management Plan (CEcMP): A Construction Ecological Management Plan should be produced for the site setting out the safeguards and appropriate working practices that will be employed to minimise adverse effects on biodiversity and ensure compliance with UK Wildlife Legislation. The details of the CEcMP will be informed by the final site design and ongoing ecological survey works but should include as a minimum: • Development standoffs and safeguards for all retained habitats, • Construction timetables to avoid sensitive periods such as nesting bird season, • Vegetation management measures to minimise the risk to protected or notable species; and, • Compliance with any specific mitigation measures that will be required to acquire a Development Licence for works affecting protected species The CEcMP should be submitted to the Local Planning Authority for Approval and implemented in full thereafter.
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	A Biodiversity Statement and Metric Assessment has been undertaken and is provided in report RT-MME-180683-05. The report makes the following recommendation: - R1 - Final Landscape plans should be produced to show the provision of the compensation solution to address the residual requirement of 3.48 BU (Habitats) needed to ensure the development proposals can deliver a biodiversity net gain of 10%, and the metric assessment should then be updated to reflect this. (the design for the area is currently being developed and will be provided when required by planning) The calculations used within the metric to quantify biodiversity units differ between habitat, hedgerow and watercourse features, consequently, the values generated are not comparable, and a net gain in one feature cannot compensate for a net loss within another feature. The proposed losses in habitat are from amenity grass in the northern section of the site. No other existing habitats are anticipated to be impacted. Therefore, the majority of habitat creation or enhancement on site intended to achieve a net gain should be in grassland habitat types. It is therefore proposed to adopt a shift in habitat type from closely mown grassland to rough, tall or flowering grassland, or shrub land. This can be achieved over an area of approximately 2,700m², around the perimeter of the pitch. The proposal is to plant 44 native trees within Area 4 as per drawing C180683-05-01, made available within the BMA report in support of the metric calculation. A landscape consultant will be appointed to determine species native species viability. The school have recently already planted a number of trees in the area proposed for additional tree planting. Based on the current construction proposals and taking the above additional tree planting into account, the Statutory Metric Calculation demonstrates an overall net loss of approximately -0.68 Habitat Units (BU), which is equivalent to a - 20.16% loss. It will therefore be necessary to provide an offsite compensation solution to address the residual requirement of 1.02 BU required to ensure the development proposals can deliver a 10% biodiversity net gain.
ELECTRICAL CAPACITY SURVEY (WITHIN SITE INVESTIGATION REPORT)	The electrical capacity survey has been undertaken and the report attached, this shows that there will be enough power available on site for the proposed new floodlighting.
TOPSOIL ASSESSMENT	The topsoil assessment has been undertaken and the results are included in the Geotechnical Investigation report. They are classified as non hazardous.
WASTE CLASSIFICATION AND WAC ANALYSIS	The waste classification and Wac analysis assessment has been undertaken and the results are included in the Geotechnical Investigation report. The soils tested are classified as inert waste/non hazardous.
COAL MINING REPORT AND REVIEW	The Coal mining report and review has been undertaken and the results are included in the site Investigation report. The site is not in an area of coal mining.

ARBORICULTURAL SURVEY AND REPORT RT-MME-180683 – 01 (PAA) REV A	A tree survey and an Arboricultural Impact Assessment is provided. The recommendations are as follows; • The retention of Category A and B trees across the site should be considered a priority. • The retention of Category C trees across the site should be considered where possible. • The retention of Category U trees should not be considered as part of the new development unless they offer wildlife habitat potential. • Where required by the Local Authority a Capital Asset Valuation of Amenity Trees assessment (CAVAT) should be undertaken to attribute the monetary value for each tree. • All new development should be located outside of the RPA or canopy spread of any retained tree. • Any proposed new planting should consist of a mix of ornamental, native and wildlife attracting species. • An updated PAA is recommended after a period of 12 months from the date of this assessment. • If works take place during the bird breeding season, usually from March to September inclusive, trees should be checked for nesting birds. Note - No Trees are proposed to be removed during the development although a root barrier is proposed on the outer perimeters of the pitch to prevent ingress of tree roots into the pitch.
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Section 3 – Access Statement

Parking and Access	
TRAVEL AND PARKING OPPORTUNITIES	Vehicular parking areas around within the School provides approximately 110 cars. All parking areas allow adequate vehicle circulation and turning to enable vehicles to enter and exit in a forward gear. Covered and Uncovered Cycle Parking is available close to the proposed pitch location. If required this could be extended. All existing public transport and green travel initiatives including walking and cycling will continue to be available for community visitors and the nearest bus stops to the school are outside the main school gates on Hall Road: Northfleet and Ebbsfleet International stations are approximately 1.5 miles from the school.
AGP PARKING DEMANDS	The expected usage of the new AGP facility will be enjoyed by local organisations and it is therefore expected that car parking demands will be satisfied by existing parking provision at the School, offering ample space to accommodate community visitors travelling by car. There will be increased traffic movements because of the AGP, but enough car parking provision onsite will be available. Most of the proposed AGP community use will be during evenings and at weekends. The main period of AGP use will continue to follow the football league season (typically September to May). There will also be increased usage during the spring and summer periods catering for football training and development activities. The following person trip rates are based on the maximum level of community visitors expected to use the AGP during two scenarios and to produce a robust assessment, the most intense potential use of the AGP is outlined below: AGP WEEKDAY EVENING USE (MID-WEEK EVENING TRAINING) If AGP users all travel to site by car alone (or driven by parents) – 100% single occupancy travel, then maximum car parking demands are as follows: • Presuming the pitch may be used in halves for football training / grassroots development (two teams in total at any one time using the AGP); • Presuming each session lasts for one hour; • Presuming each team will include 13no. players and 2no. coaches (or similar) – 15no. persons in total per team;

- Then the maximum persons to use the pitch at any time will be 30no.
- Multiply by two for session change-over;
- Then the maximum participants on site at any time will be 60no.

This will result in a maximum accumulation of 60no. vehicles parked onsite any one time within a one-hour period.

If vehicle trips are applied to the above scenario to calculate the maximum expected vehicle trips generated, this will result in a maximum of 30no. vehicles arriving and 30no. vehicles departing (60no. two-way vehicle trips) per hour of operation.

AGP WEEKEND USE (MORNING MATCHES)

If AGP users all travel to site by car alone (or driven by parents) – 100% single occupancy travel, maximum car parking demands are as follows:

- Presuming the pitch may be used in quarters for mini soccer / small-sided football (eight teams in total at any one time using the AGP);
- Presuming each match lasts for fifty minutes (2no. twenty-five-minute halves);
- Presuming each team will include 10no. players including five substitutes and 2no. coaches (or similar) – 12no. persons in total per team for 5v5 mini soccer;
- Then the maximum participants on site at any time will be 96no. presuming match times are staggered adequately, say sixty minutes between matches to prevent excessive accumulation parking onsite.

This will result in a maximum accumulation of 96no. vehicles parked onsite any one time within a one-hour period.

Please note that during other permitted times of operation, it is our experience that AGPs are only used to maximum capacity during Saturday or Sunday mornings when mini soccer league matches are played during a three-hour period (say between 09:30 and 12:30 on a Saturday or Sunday morning).

Given the finite catchment area, such an assumption is highly improbable to occur, however it does ensure a robust assessment particularly in terms of parking demand.

There is a cross over period of users arriving for and departing after each the following session, however we expect users to arrive no earlier than thirty minutes prior to the start of each session and then to depart within fifteen minutes from each session ending.

TRAVEL AND PARKING MANAGEMENT PLAN	We believe that existing parking provision can accommodate the expected vehicular traffic during AGP operational hours of use including changeover times. The School will promote car sharing as well as a drop-off / collect system and the use of green travel methods including walking, cycling and the use of public transport modes whenever possible to all visitors. The AGP travel and parking management plan will comprise: • During the day, evenings and at weekends the AGP will be used by local community groups and community sports clubs including local junior and youth football clubs. • Community access to the AGP will be available between the hours of 08:00 to 22:30 (Monday to Friday) and between the hours of 08:00 to 22.30 (Saturday) and between the hours of 09:00 to 22.30 (Sunday and Bank Holidays). • The AGP playing arrangement requires up to 96 no. two-way vehicle trips during football matches / training and grassroots development activities. • The necessary car parking demand will therefore be 96no. parking spaces during peak times per hour of operation for local organisations and community sports clubs if every individual person arrived alone by car (which is considered highly unlikely). • The School will marshal parking areas during peak times of use and special events to dissuade street parking and to ensure onsite parking remains available for community AGP users. • The AGP will be managed such that traffic movements for AGP use and traffic movements for special events at the School will be such that they will not overlap or conflict with each other and as such will not create congestion.
TRAVEL AND PARKING SUMMARY	In conclusion, we believe that AGP activities would generate only a negligible increase in traffic generation when compared to the existing uses at the School, with additional traffic during the extended times of use particularly during weekday evening activities and weekend morning activities. Additional football activities associated with the APG at the school will not create significant traffic movements or disturbance; with new AGP use, instead creating a steady flow of new traffic movements to and from site. There should therefore be no transport or highway related reasons for not permitting development.

General Access	
PEDESTRIAN ACCESS ROUTES	Pedestrian access routes are to be constructed as shown on the accompanying layout drawing No. 08, this will be from the pathway between the School and proposed new artificial grass pitch.
EMERGENCY AND MAINTENANCE ACCESS	An Emergency and Maintenance access route will be created as shown on layout drawing No. 08.
WHEELCHAIR ACCESS	The route from the School has been assessed from the level, width and obstacle points of view. The levels of the proposed pitch and access pathway have been assessed and DDA requirements for access can be met.

Section 4 – Local Planning Authority Planning Requirements

Planning Requirements	
Labosport have assessed guidance on planning applications for the relevant Local Planning Authority based on their planning website, and the results of a Pre-Planning Application. Labosport have noted the following features that will be required for this particular application:	
RELEVANT COUNCIL	GRAVESHAM BOROUGH COUNCIL
PLANNING AUTHORITY ESSENTIAL CHECKLIST	• Completed application form • Completed certificate of ownership • The relevant fee • Site Plan • Block Plan • Existing and proposed floor plans • Existing and Proposed Elevations • Existing and proposed site sections and finished floor and site levels
PLANNING AUTHORITY SITE SPECIFIC ADDITIONAL INFORMATION	Labosport have determined that the following surveys will be required by the local authority during the planning process: • Design and Access Statement – For major applications • Environmental Impact Assessment • Preliminary Ecological Statement. • Arboricultural Assessment – When trees are located on the application site or on adjacent sites in close proximity to the boundary. • Biodiversity Assessment – For developments on or which may affect designated sites, protected species, and / or priority habitats • Lighting Assessment – Where floodlighting is proposed. • Playing Field Statement – For applications likely to affect playing field land. • Sustainable Drainage Strategy – When development proposed over 200m² of building footprint. • Transport / Parking Assessment Statement. A section has been included providing some detail on parking requirements and provision. A summary of each survey has been included in this D&A statement and the surveys / plans accompany the application.
NATIONAL PLANNING POLICY CONSIDERATIONS	Section 2 Achieving Sustainable Development Section 4 Decision Making Section 8 Promoting Healthy and Safe Communities Section 11 Making Effective Use of Land Section 12 Achieving Well Designed and Beautiful Places Section 15 Conserving and Enhancing the Natural Environment

DEVELOPMENT PLAN POLICIES GRAVESHAM BC	Policy CS01 Sustainable Development Policy CS10 Physical and Social Infrastructure Policy CS12 Green Infrastructure Policy CS13 Green Space, Sport and Recreation
COMMUNITY CONSULTATION	Community groups were consulted and the project has been discussed at promotional events which has generated excitement around the project. There have also been conversations with key partners locally, including Gravesham Borough Council, The Kent F.A and partner clubs. The School's local Active Partnership Active Kent & Medway and Charlton Athletic Community Trust have both written letters of support for the project. Whilst not directly contributing, they both noted the strategic need for the new pitch and their support for the project.
LOCAL FOOTBALL FACILITY PLANS	The Local Football Facility Plans for Gravesham Borough Council are detailed in their playing pitch strategy & action plan (August 2016), its recommendations for 3G pitches are: - Increase provision of 3G pitches in Gravesham to meet current training and future competitive demand. Any changes relating to the provision of AGPs should be reflected in the periodic updating of the PPS data. Encourage any providers to have a funding mechanism in place which ensures the long term sustainability of provision (i.e. long term maintenance and repairs). Encourage any providers to test and subsequently FA register in order to maximise use for competitive football to be played. Any new forms of 3G provision should also explore options for World Rugby compliant AGPs in line with RFU investment plans. The local playing pitch strategy (created by the FA, local authorities and the community) indicated there are no full-sized (11v11) 3G football pitches in Gravesham and it's small sided 3G football pitches are located at Legends Sports Club (2 No. 24m x 54m). The document suggests there is a shortfall of four full sized 3G football pitches and, self evidently, providing gaps across the borough whilst acknowledging the lack of available land for development in Gravesham. Local consultation confirms the limited options clubs have to play on 3G and it is acknowledged that this needs to be addressed.

SPORTING PROVISION	The proposed STP will not result in loss of sporting provision at the School as the athletics track marked on the field and the long jump runway can be marked out elsewhere on site (refer to drawing 10A)

Appendix A – Existing Site Photographs

View Towards North	Location for Bund
	
Runway at Northern End of Site	Oak Tree at Corner of Proposed AGP
	
Existing MUGA	Area for BNG tree planting
	

Proposed new perimeter fence type	Rubber infill containment grill outside spectator area gates
	
1.1m high spectator fence (between pitch and spectator area)	Proposed equipment container type
	
Proposed Infill containment boards at base of fence	Proposed 3g Carpet (SBR Rubber Filled)
	