Leek Town FC
Artificial Grass Pitch (AGP)

Design and Access Statement with Planning Statement

Site	Leek Town FC Harrison Park Macclesfield Road Leek Staffordshire ST13 8LD			
Project	Replacement of the existing natural turf football pitch with a new 3G artificial grass pitch (AGP) including a new drainage system, terracing re-alignment and 8m high ballstop netting.			
SSL project code	SSL2675			
Document title	**Design and Access Statement**			
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1. Introduction

1.1 Surfacing Standards Ltd have been appointed to consider and develop technical information for the proposed replacement of the existing natural turf football pitch at Harrison Park with a new 3G artificial grass pitch (AGP) including a new drainage system, terracing re-alignment and 8m high ballstop netting.

1.2 The works are proposed for the Harrison Park site, address as follows;

Leek Town FC
Harrison Park
Macclesfield Road
Leek
Staffordshire
ST13 8LD

1.3 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.

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

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

2.3 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.
- 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.

3. Design and Access Statement

3.1 Scope

This statement has been prepared in support for a planning application submitted on behalf of Leek Town FC for the proposed replacement of the existing natural turf football pitch at Harrison Park with a new 3G artificial grass pitch (AGP) including a new drainage system, terracing re-alignment and 8m high ballstop netting.



3.2 Use

The provision of the new external 3G Artificial Turf Pitch (ATP) will provide increased performance and usage in comparison to the existing area for the benefit of Leek Town FC, partner organisations and community groups during the daytime and evenings. The development would provide a high quality facility, with a specific focus on sustaining and growing the grassroots football provision within the local community.

The new 3G Artificial Turf Pitch (ATP) will be marked out for;

Size and Age grouping	Quantity
1no.11v11 Over 18 and Adult Football Pitch - 100m x 64m (white)	1

The facility would also be able to cater for a variety of FA compliant smaller sized football pitches and training areas within a singular enclosed playing space to support development plans into grassroots football.

3.3 Amount

Aspect	Quantity
Artificial grass pitch area	106m x 70m (7420m2)
Total	**7420m2**

3.4 Layout

The Artificial Turf Pitch (ATP) will replace the existing natural turf pitch at Harrison Park. In order to facilitate the 70m width (64m playing area plus 3m safety run off as recommended by FA Design Principles for this type of facility), the pitch width will be extended beyond that of the current natural turf plateau, i.e. construction will be required into the existing terracing on the pitch sides.

A detailed topographical survey of the natural turf pitch area and immediate surrounds was carried out in April 2019. In general terms, certainly compared to many similar non-league grounds, the pitch is not characterized by any significant surface gradients and generally consists of an uneven topography levels over the footprint varying within a 700mm range. The lowest point on the pitch recorded was on the east side half way point, with the highest point (700mm higher) recorded at the central section of the north end.

Land surrounding the existing natural grass pitch comprises of existing hard standings, mainly concrete terraced steps. Therefore the levels of this adjoining land are higher than the existing pitch surface level.

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The existing ground levels within the pitch area must be adjusted and remodelled as necessary to achieve symmetry to longitudinal and lateral profiles, which is required for technical compliance in accordance with FA recommendations (maximum 1% slope).

Consequently, retaining features will be needed to tie the outer perimeter of the 3G surface in with the adjacent hardstanding surrounds. This is likely to incorporate lipped kerb /slab on edge or dwarf retaining walls with the terraced areas being remodelled to the sides of the ground.

Taking into account the aspects around the development area;

To the North
Covered spectator terrace (3 risers). Concrete panel wall to rear of stand. Roof of stand circa 2.5m above ground level. Behind which is the main A523 road.

To the East
Covered spectator terrace (3 risers) to circa half of side. Breeze block wall to rear of stand. Roof of stand circa 2.5m above ground level. Behind which is terraced residences of Grace Road. Remainder of east side is an uncovered spectator terrace (4 risers)

To the South
Covered spectator terrace (2 risers). Corrugated iron wall to rear of stand. Roof of stand circa 2.5m above ground level. Behind which is treeline and two detached residence on Orchard Court.

To the West
Main seated spectator stand that extends just over half of the west side, beyond which is the club car park. Stand is a high structure (at least 8m above ground level). The remainder of the west side comprises hardstanding area/club building area.

3.5 Scale

Finished (floor) levels to the AGP will be designed to reduce the level differences between the new 3G surface and surrounding areas, i.e. the existing terracing/spectator stands of Harrison Park, whilst achieving gradients in compliance with FA criteria. This will ensure that the height/extent of retaining structures required in order to tie the new surface in with the existing hardstandings/spectator terracing & stands, will be kept to a minimum.

Retaining structures would be constructed to tie the new AGP plateau in neatly with respect to the surrounding areas. The retaining structures are anticipated to be varying heights up to 428mm above the new pitch level, above which a 1.2m high spectator barrier would be installed. The face of the retaining walls would be located at the edge of the synthetic turf (to the outside edge of the 3m safety run off area). It should be noted that the site is fully enclosed and these low level retaining structures would not certainly not be visible from outside of Harrison Park

The proposed height of new ballstop netting installed to the east perimeter of the ground, will be 8.0m above ground level.

It is proposed to retain/re-align the existing 1.2m open steel mesh barrier fence that currently runs to the perimeter of the pitch. If any new barrier fencing is required this will match the height of the existing fence and be of the same/similar open mesh construction.

3.6 Landscaping

No landscaping is required as part of the proposed development.

3.7 Appearance

The installed appearance of the Artificial Turf Pitch (ATP) will be a green coloured artificial grass playing surface with white coloured line markings for football.



Example of 3G artificial grass

3.8 Vehicular and transport links

The site is located to the on the north-west edge of the town, less than 1km from Leek town centre. This enables local residents to utilise the Harrison Park facility on foot or by bicycle thereby promoting green travel. The site is located on the A523 Leek to Macclesfield road and benefits from a good road network to neighbouring towns and villages. There are also bus routes that pass Harrison Park with Bus Nr 109 travelling from Macclesfield through Lyme Green, Oakgrove, Bosley and Rushton Spencer and has a scheduled stop at the Chemical Works at Bridge End (less than 200m away from Harrison Park) before heading to Leek Bus Station.

The development will not alter the transport access or overall car parking provision to the site, which shall remain the same. However, the existing onsite parking arrangements offer more than ample capacity to accommodate users of the proposed development.

There are 30 car parking bays within the existing club car park, plus 2 disability spaces and 2 bus spaces. Furthermore an additional area next to the nearby industrial unit could potentially be made available for car parking on weekdays after 6pm, if ever required. This additional area could support circa 32 more cars.

A summary of the parking provision is provided in the below table.

Type of Vehicle	Existing No. of Spaces	Total Proposed Spaces (inc spaces retained	Difference in spaces
Car	30	30	0
Disability Spaces	**2**	**2**	**0**
Other (e.g. Bus)	**2**	**2**	**0**

3.9 Inclusive access

The existing access to and from Harrison Park shall be maintained. The existing site has an access route that is 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.

3.10 Identifying the Need

Identifying the need for this development can be addressed by looking at several key indicators;

A. PLAYING PITCH STRATEGY

The need for this project can be identified from a strategic point of view by analyzing the outcomes from the Playing Pitch Strategy (PPS) that was jointly commissioned by Staffordshire Moorlands District Council and High Peak Borough Council, and completed by Knight, Kavanagh & Page Ltd in December 2017.

The Staffordshire Moorlands District Council PPS, sets out the priorities for the delivery of playing pitches in the borough for the period 2017 – 2031.

Whilst demand for sports such as tennis, athletics, hockey and bowls was identified as being met, that wasn't the case with football and the PPS highlighted a shortfall of three full sized 3G football pitches.

The PPS found 76 Nr community available grass pitches within Staffordshire Moorlands, half of which (33 pitches) were assessed as 'poor quality'. The report noted "With resources to improve the quality of grass pitches being limited, an increase in 3G provision could help reduce grass pitch shortfalls through the transfer of play, thus reducing overplay, which in turn can aid pitch quality improvements".

There is a shortfall of 11 v 11 pitches which results in overplay on the available natural turf pitches. The PPS recommends that one way of increasing the 11 v 11 pitch stock is to utilize 3G synthetic turf.

A key recommendation of the PPS is that '**Priority should be placed on the creation of 3G pitches in order to reduce shortfalls'**

B. SPORTS PARTICIPATION

The Sport England Active Lives Survey measures overall engagement with Sport and Physical Activity. It measures the number of people aged 16 and over who take part in sport and physical activity.

The most recent results from May 2017 - May 2018 find that in Staffordshire Moorlands the levels of activity are lower than both the regional and national average. Only 52.5% of individuals in Staffordshire Moorlands are classed as 'active' (meaning they participate in sport or physical activity for at least 150 minutes a week). The level for the West Midlands region overall is 58.7%% and England is 62.1%

C. CURRENT SUPPLY

There are no full size 3G pitches in Staffordshire Moorlands. There are six smaller sized 3G pitches that do not cater for 11 v 11 and none of these are FA registered. Two of these smaller pitches are not floodlit and are not available for community usage.

D. OTHER KEY POINTS

Leek Town FC, The Staffordshire FA, Staffordshire Moorlands District Council and associated community members pushing the development are working through a business and development plan to ensure the need and demand is required for the facility. It is important to understand that the community usage of the facility is vital to ensure the sustainability of the facility over its life span. Revenue taken in will be needed for the general usage costs, maintenance along with a sinking fund to replace the surface and other components throughout its life span.

Within the local area there are 10 clubs with over 40 teams and circa 600 players from a variety of backgrounds, attend training and play regularly.

The key drivers of developing this 3G facility are three fold:

(I) To provide a first-class facility to help support the development of local community sports provision in a location with existing infrastructure in place.
(II) To provide Leek Town FC with a first-class facility for match usage
(III) To provide a training base for Leek Town FC, to sustain the club at its present 26 teams and to grow these numbers to 30+ teams in the next 3 years.

3.11 Management / Operational administration

This section provides indicative details on the potential management and operation structure of the proposed 3G pitch.

The new 3G will be operated and managed by Leek Town FC under existing arrangements in place. The club has an existing site team of 8 individuals.

The opening and closing of the 3G facility will be managed by Leek Town FC as the 3G pitch will be located within the secure perimeter of the Harrison Park ground. Access to the facility will be monitored by this team with the added assurance of the CCTV system that is already in place

The location of the proposed development means the parking facilities are within easy access and existing changing room facilities are in place.

The general maintenance of the 3G facility will be carried out by the existing groundstaff team along with the addition of specialist maintenance visits throughout the year.

The requisite booking systems for the 3G pitch will be confirmed at a later date.

A sinking fund will be established to cover the costs of long-term facility maintenance and refurbishment such as replacement of the artificial turf.

3.11.1 Community Use Management Plan

Leek Town FC will implement a community use management plan to ensure the facility is correctly operated.

This plan will provide a management structure for the facility is outlined below:

- Overall responsibilities
- Direct reporting systems
- Day to day management
- Training, staffing and staff development
- Maintenance and security
- Community use of facilities
- Community booking procedures
- Community operational procedures
- Local resident communication
- Onsite car parking for community users

3.11.2 Noise Management

To manage any additional noise generated by increased usage of Harrison Park, the Club will introduce a noise management plan with procedures to minimise the potential noise impact on local residents.

The plan is considered to be a live document which may be revised during the operational stages in order to create an acceptable balance between the requirements for a successful sports facility and the protection of local residents' amenity.

The plan will ensure that:

- The maximum user capacity of the facility is not exceeded.
- Only pre-booked lettings under a signed lettings agreement will be permitted to use the facility. All clients as part of the lettings agreement will sign up to a Code of Conduct which includes arriving and leaving Harrison Park, plus expectations whilst on site.
- The supervisor liaises with clients to ensure noise management policies and the Code of Conduct are adhered to.
- A clear and reliable mechanism is provided whereby noise complaints can be made and logged and acted upon by way of a formal complaints procedure.
- Liaison with stake holders and interested parties is undertaken to ensure the noise management plan remains effective and revisions are applied accordingly

3.12 Planning for open space, sport and recreation

Various aspects of National Planning policy that are relevant to this proposed development will be examined in detail as part of the Planning Statement in the next section of this document. In relation to sport, it is worth mentioning the proposed project for Leek Town FC has tangible links with the following national strategies;

Sporting Future - A New Strategy for an Active Nation

This cross-government strategy seeks to address flat-lining levels of sport participation and high levels of inactivity in this country. Through this strategy, government is redefining what success in sport means, with a new focus on five key outcomes: physical wellbeing, mental wellbeing, individual development, social and community development and economic development. In future, funding decisions will be made on the basis of the outcomes that sport and physical activity can deliver.

Sport England Strategy – 'Towards and Active Nation' 2016-2021

In response to the Government's strategy, Sport England's new strategy vision is that that everyone in England, regardless of age, background or ability, feels able to take part in sport or activity. Sport England's new vision and its supporting aims will therefore contribute to achieving the governments. Key features of the new Strategy are:

- Dedicated funding to get children and young people active from the age of five, including a new fund for family based activities and offering training to at least two teachers in every secondary school in England to help them better meet the needs of all children, irrespective of their level of sporting ability
- Working with the sport sector to put customers at the heart of everything they do, and using the principles of behaviour change to inform their work
- Piloting new ways of working locally by investing in up to 10 places in England – a mix of urban and rural areas
- Investing up to £30m in a new volunteering strategy, enabling more people to get the benefits of volunteering and attracting a new, more diverse range of volunteers
- Helping sport keep pace with the digital expectations of customers – making it as easy to book a badminton court as a hotel room

4. Planning Statement

4.1 Planning Considerations – National Policy

We appreciate that development management decisions must be taken in accordance with the National Planning Policy Framework (NPPF) as updated in February 2019.

Sections 4.5 to 4.9 refer to this development in the context of specific National Planning Policies.

4.2 Planning Considerations – Local Policy

We appreciate that development management decisions must also be taken in accordance Staffordshire Moorlands District Council Local Development Plan. The Core Strategy, adopted by Staffordshire Moorlands District Council in 2014, is the key strategic document within the Local Plan, and influences how and where the area will develop in the future. It sets out what the Council would like to achieve in each of the main towns and the rural areas outside the Peak District National Park.

Sections 4.10 to 4.12 refer to this development in the context of specific Local Planning Policies.

4.3 Material Planning Considerations

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

- Compliance with relevant planning policy guidance, local development plans and policies
- Principal of development to enable Sport England's informed assessment of whether the proposed benefits to sport associated with development would be sufficient to outweigh the detriment associated with the impact on the playing field and satisfy exception policy E5 of Sport England's playing fields policy 'A Sporting Future for the Playing Fields of England 1997'
- Design and impact upon the character and appearance of the surrounding area
- Adequate impact mitigation to residential neighbours (protecting visual amenity and residential amenity)
- Artificial Grass Pitch (AGP) rationale and sport related benefits

4.4 Assessment of Planning Issues

We believe the proposal is in accordance with the National Planning Policy Framework (NPPF) and local policies specifically in the following policy terms and information to satisfy these critical factors is discussed below.

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4.5 National Planning Policy Framework (Feb 2019)
Section 2 - Achieving Sustainable Development

Policy extract:

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

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

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

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

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

This proposal aims to contribute to the above areas.

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

In a sporting context, this proposal seeks to:

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

It is anticipated that the 3G pitch development will provide Leek Town FC with a model of how a football ground/community sports facility can be financially sustainable and secure the long-term future of the club.

Leek Town FC would ensure that the proposed price points are reasonable, in line with market forces and more importantly sustainable for the people of Leek and the wider community.

All running costs have been considered and built into business plans. It is planned that any staff or running costs associated in running the facility are met by the general income of the proposed 3G pitch.

4.5.1 Maintenance Considerations and Sustainability

Maintenance of the the Artificial Grass Pitch (AGP) will be managed by Leek Town FC with the existing site team carrying out the basic/routine operations and with an external maintenance contractor utilized, as necessary, to perform specialized operations. This will be in accordance with 3G turf manufacturer recommendations and advice from the external contractor.

A sum will be allocated within the revenue forecast budgets towards a sinking fund. The purpose of this sinking fund is to enable the replacement of the artificial grass surface at the end of its working life, along with other necessary refurbishment works.

4.5.2 Energy and Waste Reduction

The proposed development will require the installation of a 3G synthetic turf surface/associated sub-base to replace the existing natural turf pitch. A variety of efficiencies will be applied to the construction stage to mitigate environmental impact and benefit the carbon footprint of the development.

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

- Excavations limited to the removal of turf and topsoil only
- Imported granular sub-base aggregates to form the pitch foundations shall be locally sourced from local quarries or suppliers to reduce transportation
- For the artificial turf playing surface, modern textile manufacturing methods and technology continues to advance. As such, it is common place for artificial grass surfaces to be recycled at the end of their life cycle and be re-made into new similar surfaces or other products. It can be expected that technologies will enable this environmental sustainability form of recycling to be common place in the future, to the benefit of this proposal when refurbishment is due after an initial life cycle.
- With regards to the granulate rubber infill, this material is a recycled product.

The proposed Artificial Grass Pitch (AGP) will replace the existing grassed football pitch and will:

- Provide better quality provision
- Provide a greater quantity of provision
- Provide a facility in a suitable location
- Be supported by effective and appropriate management arrangements
- Be implemented with best practice construction techniques to minimise waste and pollution

4.6 National Planning Policy Framework (Feb 2019)
Section 8 – Promoting Healthy and Safe Communities

Policy extract:

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

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

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

This is reaffirmed by the National Planning Policy Framework as existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless it can be demonstrated the building or land is surplus to requirements, the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity or quality in a suitable location or if an alternative development could benefit the community and outweigh the loss of an open space as it is felt access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.

Whilst it is acknowledged the proposed development would result in the loss of a natural turf playing pitch, it must be noted that the scheme would provide a high quality playing surface that would facilitate greater level of use throughout the day and year.

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

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

The proposal will be sited close to onsite facilities; providing convenient access to and from welfare facilities for users of, & spectators for, the facility.

This location will also afford convenient pedestrian and maintenance access as well as providing for suitable management, supervision and security by Leek Town FC's management team.

The close proximity of facilities described above will help to create a vibrant and successful place and a safe and accessible environment.

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

It will deliver genuine beneficial outcomes as follows:

- Implement social, recreational and cultural facilities and services for community needs to enhance the sustainability of Leek Town FC and the surrounding area.
- Provide access to a high quality open space and provide opportunities for sport and recreation that can make an important contribution to the health and wellbeing of the local community.
- Compensate the loss of a natural grass pitch with better provision by a more robust and durable Artificial Grass Pitch (AGP).

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

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

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

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

- Supporting and enhance the continued regeneration in the area.
- Promotion of social inclusion and community cohesion.

- Promoting a healthy community
- Promoting more sustainable development.

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4.7 National Planning Policy Framework (Feb 2019)
Section 12 – Achieving well designed places

Policy extract:

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

131. In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

4.7.1 Design Standards

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

4.7.2 Artificial Grass Pitch (AGP)

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

4.7.3 Goals

- BS 8462:2005+A2:2012 Goals for youth football, futsal, mini-soccer and small-sided football.
- BS 8461:2005+A1:2009 Football goals. Code of practice for their procurement, installation, maintenance, storage and inspection.
- BS EN 748:2004 Playing field equipment. Football goals. Functional and safety requirements, test methods.

4.7.4 Generally

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

4.8 National Planning Policy Framework (Feb 2019)
Section 14 – Meeting the Challenge of Climate Change, Flooding and Coastal Change

Policy extract:

163. When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:
a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
b) the development is appropriately flood resistant and resilient;
c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;
d) any residual risk can be safely managed; and
e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

164. Applications for some minor development and changes of use51 should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments. Site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.

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

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

4.8.1 Flooding Considerations

PLEASE REFER TO THE FLOOD RISK ASSESSMENT THAT ACCOMPANIES THIS PLANNING APPLICATION

4.8.1.1 Flood Map for Planning

The Government and Environment Agency confirm the proposed development area at Harrison Park is located within a Category 2 flood zone. This is land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year.

4.8.1.2 Flood Compensation

It is not anticipated that flood compensation measures will be required as finished (floor) levels of the 3G pitch will not affect any current flood plain storage onsite (i.e. we are not significantly raising or reducing surface levels).

4.8.1.3 Surface Drainage Maintenance

Maintenance operations within the site (jetting of pipes etc) will be carried out by Leek Town FC's existing groundstaff.

4.8.1.4 Surface Water Drainage Strategy

The surface of the 3G pitch shall be permeable with the underlying stone sub base acting as an attenuation/storage area for surface water. With the existing pitch infiltration being efficient, the stone base will act as a soakaway system with surface water dissipating through the underlying formation level. This is combined with a new perforated drainage system being installed underneath the pitch base which will discharge via a soakaway or through a connection into the existing surface water drainage system (there is already a soakaway chamber onsite serving the current natural turf pitch).

Details of the new perforated perimeter and lateral drains underneath the pitch that shall collect and direct percolating rainfall away from the pitch area:

- 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).
- Existing chambers to allow access to all parts of the perimeter drain installation for maintenance purposes.

4.8.1.5 Site Drainage Proposals Conclusions

The proposed artificial grass pitch is permeable, and is classified as a 'water compatible' form of development.

It is intended that, following the site levelling operation, a new positive drainage scheme (pipe drainage); shall be installed beneath the 3G pitch area comprising UPVC perforated carrier and lateral pipe drains.

The development shall improve the drainage over the site and area due to the nature of the construction works and the ability of the pitch construction to attenuate surface water.

Surface water collected from the Artificial Grass Pitch will be disposed of via a new piped drainage system, with the outfall/discharge arrangement to be confirmed.

Based on the above and providing the above strategies are adopted; the developed site will not contribute further to flood risk thus satisfying the principles of the National Planning Policy Framework.

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4.9 National Planning Policy Framework (Feb 2019)
Section 15 – Conserving and Enhancing the Natural Environment

Policy extract:

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

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

4.9.1 Noise Impact

It is acknowledged that the application proposal would result in extended times of use of the external sports facility; particularly during winter months. This is resultant from an intensification of use made possible by the enhanced durability of 3G artificial grass playing surface in comparison to natural turf and increased usability during winter weather conditions.

The proposal is within a fully enclosed football ground with spectator stands/terracing to the perimeter. It is not considered to adversely affect nearby residents by way of noise.

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

- Monday to Friday: 0900 to 2200
- Saturday: 0900 to 1900
- Sunday: 0900 to 1900

4.9.2 AGP Management

The overall management will be undertaken by Leek Town FC. For further details refer to section 3.11 of this document.

4.9.3 Visual Amenity – 3G Artificial Grass Playing Surface

The new Artificial Grass Pitch (AGP) will be surfaced with 3G artificial grass coloured grass green. The visual appearance will be similar to existing fine sports turf and in keeping with a playing field environment (see image in section 3.7)

4.10

Local Planning Policy – Staffordshire Moorlands District Council Local Plan 2016 – 2031
Policy SS2: Future Provision of Development

Policy Extract:
Provision will be made for 6000 additional dwellings (net of demolitions) to be completed in Staffordshire Moorlands (excluding the Peak District National Park) during the period 2006 to 2026. This will be phased at the average development rates to achieve the net additional dwelling completions set out below. Sufficient deliverable land will be identified to provide at least 5 years of development at all times.

Provision will be made for new retail, transport, recreational, community and tourism facilities and services to meet the identified needs of settlements within Staffordshire Moorlands (excluding the Peak District National Park) up to 2026 as set out in policies SS5 and SS6.

As referred to earlier, the National Playing Pitch strategy has already identified a current demand for 3 full size 3G pitches within Staffordshire Moorlands. The net increase of additional dwellings will only serve to increase this demand. The 3G pitch proposed will be available for community use and will help to service this demand.

4.11 Local Planning Policy – Staffordshire Moorlands District Council Local Plan 2016 – 2031
Policy SS5a: Leek Area Strategy

Policy SS5a – Leek Area Strategy

Policy Extract:
The Council and its partners will seek to consolidate the role of Leek as the principal service centre and a market town and support its regeneration. This will be achieved through the following actions:

Protecting, increasing and improving the provision and accessibility of open space, sport and recreational facilities, including the provision of a Sports Village. Specific areas will be identified through the PPG17 Audit and the Sports and Physical Activity Strategy;

The development of the 3G pitch will support this policy and consolidate the role of Leek as the principal service centre.

The proposed development will implement better provision in a suitable location to benefit the community and provide access and opportunities for sport and recreation. The site is less than a kilometre from Leek town centre and so for Leek residents is within easy reach by foot or bicycle. The site is located on the A523 Leek to Macclesfield road and benefits from a good road network to neighbouring towns and villages. There are also bus routes that pass Harrison Park with Bus Nr 109 travelling from Macclesfield through Lyme Green, Oakgrove, Bosley and Rushton Spencer and has a scheduled stop at the Chemical Works at Bridge End (less than 200m away from Harrison Park) before heading to Leek Bus Station.

This location will also afford convenient pedestrian and maintenance access as well as providing for suitable management, supervision and security by Leek Town FC's management team.

Also key to the proposal is that the existing infrastructure to support the new 3G pitch is already in place – i.e. spectator areas, toilets, changing rooms, car parking, floodlights etc.

The close proximity of facilities described above will help to create a vibrant and successful place and a safe and accessible environment.

4.12 Local Planning Policy – Staffordshire Moorlands District Council Local Plan 2016 – 2031
Policy C2: Sport, Recreation and Open Space

Policy C2 – Sport, Recreation and Open Space

Policy Extract:
The Council will promote the provision of high quality recreational open space by implementing and supporting schemes that will protect and improve the quantity, quality and accessibility of open space and outdoor sports, leisure and children's play facilities throughout the district, in accordance with the adopted minimum standards set out in the Open Space, Sport and Recreation SPD. Where there is a proven deficiency, qualifying new residential development will be expected to make provision, or a contribution towards provision of open space, sports and recreation facilities which are necessary and reasonably related in form and scale in accordance with the adopted minimum standards set out in the Open Space, Sport and Recreation SPD. Applications to improve the use and availability of existing outdoor sports and recreation provision such as the introduction of ancillary facilities such as changing rooms, artificial surfaces or floodlighting will be permitted provided that they :

- *are directly related to the needs of the facility;*
- *can be satisfactorily and economically serviced;*
- *and meet the above criteria for new sport, recreation and open space facilities.*

The 3G pitch proposal is in line with Policy C2. The facility would significantly improve the quantity and quality of outdoor sports provision offering an all year round surface that can be used intensively without suffering from the same degradation as a natural turf surface. Furthermore the facility will help to protect the open space that is Harrison Park by providing a revenue source to help sustain the future of Leek Town FC, a proud community club with over 70 years of history.

Accessibility would also be significantly improved in comparison to the current natural turf pitch. The 3G facility would not only be used by Leek Town FC, but also by partner organisations and community groups from surrounding areas to gain the maximum football developmental outcomes; both during the day and during evenings and at weekends via pre-arranged and structured community access.

This proposal would meet with the aims of national and local policies and would provide a much needed improved sports facility within the Staffordshire Moorlands area.

The AGP will support FA affiliated senior 11 v 11 football, as well as junior / youth football (highest level of competition), along with mid-week training and coaching activities.

All existing users of the natural turf pitch will be adequately accommodated for within the new 3G development.

The impact on the existing site will be to significantly increase the potential quantity of playing pitches, as the AGP will be able to accommodate multiple junior football and mini soccer pitches within the same enclosed playing space. The development of an AGP, following The Football Association's technical guidelines, will especially enable children and young adults to play on appropriately sized pitches with appropriately sized goals, encouraging greater touches of the ball and an increased involvement in the game to enable skill development. The intention is that young players will develop better technical and decision-making skills from a younger age.

4.13 Impact Mitigation to Residential Neighbours & Surrounding Areas

4.13.1 Residential Amenity

At present, sport may be played on the existing natural turf football pitch throughout the year. It must therefore be noted that a certain level of impact already exists to neighbouring residents, including outside daylight hours when the existing floodlighting system is used.

The proposal requests usage of the Artificial Grass Pitch (AGP) up to 2200 hours throughout the week and up to 1900 hours at weekend; which is necessary to accommodate the expected demand for the new facility.

During winter months especially, this proposal would represent intensification in the usage of the site as, the very nature of a 3G surface is to enable much more frequent usage than any natural turf surface could accommodate.

Limitation of the lighting impact will be controlled by the strict management of permitted operating times. The floodlights would be extinguished at, or before, the curfew hour on any night they are in use.

It is important to understand that the proposed hours of use have been carefully considered with times limited to those needed to satisfy the demand for football development; both during the day and during evenings and at weekends via pre-arranged and structured community access.

4.13.2 Visual Amenity – 3G Playing Surface

The new Artificial Grass Pitch (AGP) will be surfaced with 3G artificial grass coloured grass green. The visual appearance will be similar to existing fine sports turf and in keeping with what is currently a natural turf football pitch. The visual appearance would not have any detrimental impact on the site or its surrounds.

4.13.3 Acoustic Amenity

Unlike a 3G surfaced 5-a-side ball court, playing lines are to be permanently marked at minimum distance of 3m away from the perimeter of the 3G surface which mitigates the sound of balls impacting onto the spectator fence, and also provides the recommended safety run-off zone.

4.13.4 Visual Amenity – Size and Scale

The proposed Artificial Grass Pitch (AGP) accords with The Football Association's technical guidelines and the facility size is limited to spatial requirements necessary to implement one multi-functional artificial grass football pitch with the potential, if required, for a variety of secondary pitch markings to support youth and mini soccer and training areas, all within the same enclosed playing space.

4.14 Sport England

Sport England are likely to be a statutory consultee on this planning application as the proposal affects a natural turf playing field.

The following details are provided to enable Sport England's informed assessment of whether the proposed benefits to sport associated with development would be sufficient to outweigh the detriment associated with the impact on the playing field and satisfy exception policy E5 of Sport England's playing fields policy 'A Sporting Future for the Playing Fields of England 1997'.

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

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

Requirement	Detail provided
Impact the proposed development would have on playing pitch provision including proposed summer / winter playing pitches	The application site is presently a grass playing field situated at Harrison Park (the home ground of Leek Town FC). This proposal seeks to replace the natural turf football pitch with a 3G Artificial Grass Pitch (AGP). It is acknowledged that the removal of an existing usable grass football pitch to enable the development of the proposed Artificial Grass Pitch (AGP) is unavoidable. With the current natural turf surface, on average the pitch is unusable for 1 – 2 months per year. During this time, games are postponed due to adverse weather conditions waterlogging the pitch and unfit to play on. This causes a number of issues with the relevant football leagues, support for the club due to inconsistent fixtures and player fitness. The proposal to locate a 3G pitch within Harrison Park will result in convenient player and pedestrian access as well as effective management of the proposed Artificial Grass Pitch (AGP). The proposed AGP will be sited close to existing site facilities including changing rooms, spectator stands and terracing and ample car parking provision.
Existing community use of the playing field	The current regular users of the Harrison Park pitch are; Leek Town FC, Leek Town Ladies FC, Leek Town Academy, Stoke City FC Under 23s. Harrison Park is also used to host the Lads & Dads finals tournament, Moorlands Charity Tournament, Leek United Building Society Schools tournament and some games for Leek Ability Counts Teams.
Community use of the proposed sports facility	The resultant 3G facility would not only be used by Leek Town FC, but also by partner organisations and community groups from surrounding areas to gain the maximum football developmental outcomes; both during the day and during evenings and at weekends via pre-arranged and structured community access. This proposal would meet with the aims of national and local policies and would provide a much needed improved sports facility within the Staffordshire Moorlands area. The AGP will support FA affiliated senior 11 v 11 football, as well as junior / youth football (highest level of competition), along with mid-week training and coaching activities. All existing users of the natural turf pitch can be adequately accommodated for within the new 3G development. It is proposed that the Leek Town FC 1st Team will use the 3G pitch an average of 3 hours per week for training for approx. 40 weeks of the year, i.e. 120 hours per annum. They would also have use of the facility for 3 hours for each home game during the season, say 75 hours. The total first team usage will be circa 200 hours per annum.

	On the basis of the pitch being available for use from 0900 to 2200 for 5 days (Mon-Fri) for 50 weeks of the year and from 0900 to 1900 for 2 days (Sat/Sun) for 50 weeks of the year, the total hours available would be 85 hrs x 50 weeks = 4,250 hours. Based on Leek Town FC 1st Team requiring usage for a maximum of 250 hours then the balance of 4,000 hours is available for the community (i.e. 94% of capacity would be available for community usage) The impact on the existing site will be to significantly increase the potential quantity of playing pitches, as the AGP will be able to accommodate multiple junior football and mini soccer pitches within the same enclosed playing space. The development of an AGP following The Football Association's technical guidelines will especially enable children and young adults to play on appropriately sized pitches with appropriately sized goals, encouraging greater touches of the ball and an increased involvement in the game to enable skill development. The intention is that young players will develop better technical and decision-making skills from a younger age.
Community access formally secured through a community use agreement	The provision of the new external Artificial Grass Pitch (AGP) will provide increased usage in comparison to the existing grassed pitch during the daytime and evenings. This extended use is possible because the proposed Artificial Grass Pitch (AGP) is more resilient during winter weather conditions and with the existing floodlighting system, will enable the facility to be used to its full potential. The AGP also avoids 'close season' maintenance works. Whilst the proposal would not provide new space, it would provide an enhanced facility which would enable sport to be played throughout the year whereas at present the natural turf pitch cannot be used as extensively.
Sport related benefits of the proposed artificial grass pitch for the applicant and the community	The provision of the Artificial Grass Pitch (AGP) could be used continuously throughout the year and intensively due to its artificial grass surface and existing floodlighting. The design of the 3G facility (to FIFA Quality performance standards) would allow affiliated competitive football matches to be played on the site which would help reduce the pressure when grass pitches in the area are unavailable. The proposed AGP would make a significant contribution towards addressing the unmet demand for modern football facilities and will allow Leek Town FC and partner organisations to focus their training in one community venue. This project will support Sport England's key goals in the following ways: ▪ Increasing the number of people playing sport for at least 30 minutes once a week ▪ Developing new teams and participation opportunities ▪ Recruiting new players to all football formats ▪ Providing quality training and match play facilities ▪ Achieving growth in adult participation ▪ Providing juniors supported pathways into adult teams ▪ Providing teams with affordable facilities in surrounding areas ▪ Raising the percentage of young adults who play sport once a week ▪ Supporting school and club teams ▪ Developing secure pathways into adult football ▪ Creating pathways from recreational football into clubs

Explanation of which sports the new artificial turf pitch will accommodate	With football being the targeted sport, the appropriate surface choice is a 3G artificial turf (this being regarded by The Football Association as the most suitable artificial playing surface for community football and youth development). The surface can also be used for other sports (most sports that a natural turf pitch could safely accommodate), albeit not to a specific sporting standard. Sport England guidance** describes this as a 'preferred football surface' and capable of high level competition / training (national/international). ***Sport England's guidance document 'Selecting the Right Artificial Surface for Hockey, Football, Rugby League and Rugby Union' Issue 002 / December 2010.*
Proposed surface type	3G artificial turf installed to FIFA Quality standards.
Sustainability	Arrangements to ensure the long term maintenance of the facility have already been considered. A sinking fund will be put in place to ensure the long term benefit of the facility and the appropriate replacement of the artificial surface at the end of it's anticipated lifespan has also been considered.
Accurate site plans (to scale) showing the existing and (if applicable) proposed winter and summer playing pitch layouts on the playing field.	The application site is located onto an existing grassed playing field marked for football usage. Site plans, including proposed line markings to FA standards, are included as part of this application.

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

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

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

4.15 Conclusions

The proposed Artificial Grass Pitch (AGP) will replace the existing natural turf pitch with better quality provision and provide access to a greater quantity of provision in a suitable location and supported by effective and appropriate management arrangements; whilst implementing best practice construction techniques to minimise waste and pollution; in accordance with Achieving Sustainable Development of the National Planning Policy Framework (2012).

The need for this project can be identified from a strategic point of view by analysing the outcomes from the recent Playing Pitch Strategy (PPS) commissioned by Staffordshire Moorlands District Council.

The proposal would give rise to a considerable benefit to the wider community through the provision of an enhanced playing facility and the opportunity for usage throughout the year, in accordance with Section 8 – Promoting Healthy Communities of the National Planning Policy Framework (Feb 2019). The objective is to provide a the people of Leek, and the wider population within the District, with access to an inspiring sports venue, thereby providing opportunities to participate in physical activity. With a specific reference to football, Leek Town FC have an aspiration to provide the local community with access to the best playing and training venue.

The proposal is designed in accordance with (and will be constructed to) sources of technical guidance and performance quality standards which are appropriate to external artificial sports facilities:, in accordance with Section 12 – Achieving Well Designed Places of the National Planning Policy Framework (Feb 2019).

The proposal would ensure that use of the development is not expected to adversely affect nearby residents by way of noise, in accordance with Section 15 – Conserving and enhancing the Natural Environment of the National Planning Policy Framework (Feb 2019).

The proposal satisfies Sport England's E5 – The proposed development is for a sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.

The Artificial Grass Pitch (AGP) would not result in an unacceptable impact upon the character, appearance or visual amenity of the surrounding area. The proposal would maintain Harrison Park as an a sports pitch area. The proposal will complement the immediate surroundings and will not appear inappropriate to any view looking into the Harrison Park site.

The proposal provides adequate on-site parking to meet the needs of the development.

The development will enable the site to become a key focal point for the local community and support Leek Town's desire to provide a state of the art playing and training facilities for the local grassroots teams, the local community as well as those teams already associated with using the current natural turf pitch at Harrison Park.

In view of the above justifications and assessment of, and reference to, the relevant planning policies and material considerations, we request this proposal is accepted.

5. Site Photos



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