



DESIGN AND ACCESS STATEMENT

Construction of a New 3G
Synthetic Pitch

at

Volunteer Park, Armadale

April 2022

For

West Lothian Council

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

Contract Number: **2992**

Issued by: Sports Labs on behalf of
West Lothian Council

For the development of:
The construction of a new full size 3G, and floodlighting columns, to replace the existing natural grass pitch.

Date of Issue:
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Author:	Calum Hirst	
Checked by:	David Dickinson	
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Issued by: Location:	Sports Labs Ltd, 1 Adam Square, Brucefield Industry Park, Livingston, EH54 9DE	Tel: +44(0)1506 444 755 E-mail: info@sportslabs.co.uk

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1 Adam Square
Brucefield Industry Park
Livingston EH54 9DE
West Lothian, Scotland
United Kingdom
Email: eric@sportslabs.co.uk
Phone: +44 (0) 1506 444 755



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1 INTRODUCTION

- 1.1 Sports Labs Ltd have been appointed on behalf of West Lothian Council to apply for planning permission for the redevelopment of the natural grass pitch at Volunteer Park, Armadale. This land will be upgraded to a new 3G synthetic area consisting of 1 no full size football pitch and an upgraded 4-column floodlighting system.
- 1.2 In order to assist in the approval of planning permission and the development of the proposed project, this document shall outline the scope of works and considerations within the local environs and to facility users and residents.
- 1.3 This statement shall discuss design and access considerations regarding layout and further considerations in relation to the wider scheme.

1.4 Site Address

Volunteer Park
7 North Street
Armadale
Bathgate
EH48 3QB

1.5 Applicant Details

West Lothian Council
Civic Centre
Howden South Road
Livingston
EH54 6FF

Project Contact: Ashlea Ford
Position: Project Manager
Email: ashlea.ford@westlothian.gov.uk

1.6 Agent Details

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

Project Contact: David Dickinson
Position: Consultancy Manager
Email: david@sportslabs.co.uk

2 PURPOSE OF THIS DOCUMENT

- 2.1 The Design and Access Statement has been compiled as a short document to provide detail of the build proposals to accompany the planning application submission.
- 2.2 The report has been published in line with government recommendations, whereby the design and access statement is a short report accompanying and supporting a planning application to illustrate the process that has led to the development proposal, and to explain the proposal in a structured way. The level of detail required in a design and access statement depends on the scale and complexity of the application, and the length of the statement varies accordingly. Statements must be proportionate to the complexity of the application but need not be long.

3 DESIGN OVERVIEW

3.1 Facility Purpose

- 3.1.1 The club are looking to improve their sport provision. The development will see a new full size 3G pitch which will be of great benefit to the community. This will allow all teams affiliated with the club to play and train at the facility without the concern of wearing out the grass, particularly during inclement weather.
- 3.1.2 The land outlined for the development area is a natural grass football pitch.

3.2 Site Description

- 3.2.1 The development area is located off North Street, Armadale, adjacent to Armadale Community Education Centre and Xcite Armadale swimming pool.
- 3.2.2 The existing site is currently used for the playing football at various levels up to junior and woman's premiership, but the playability is subject to weather conditions. The development would offer a new all weather facility.

3.3 Site Dimensions

- 3.3.1 As shown in the general arrangement drawing (100) the proposed pitch footprint will be 104.7m x 61m.
- 3.3.2 This is predominantly within the existing pitch footprint but will require earthworks to meet the required runoff areas as agreed with the SFA.

3.4 Site Topography

- 3.4.1 The natural grass development area has even/consistent levels.
- 3.4.2 The proposed pitches have been designed to maintain the existing levels, minimising the required earthworks.

3.5 Site Constraints

- 3.5.1 The existing pitch has a large amount of banded material, believed to be topsoil moved from other areas of the site, that is being stored along the Eastern touchline with concrete sleepers to allow for a spectator standing area. Some of these sleepers and topsoil will require to be removed.

3.5.2 There are existing residential properties to the West of the site which will require to be considered during the construction phase.



Figure 1 –Overall Development Area

3.6 Benefits of the Development

3.6.1 A new 3G facility will be beneficial to the wider community and local sports clubs who would be able to rent the pitches, increasing the community access to high level sport facilities. Evidence of local support has been appended to this report.

3.7 Pitch Construction

3.7.1 Subbase/Base Layer

The pitch construction shall consist of the excavation of the existing grassland area to a depth of approximately 300mm to new pitch formation where a new Geotextile layer will be installed. The pitch construction shall consist of 300mm of modified type 1 stone which is overlayed by approximately 40mm of open texture base layer. The new pitch area is to then have a new pitch levelling layer applied, 25mm thick, thereby providing a level surface to meet the required design tolerances. See drawing no.350 for section details.

3.7.2 Shockpad

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

3.7.3 Synthetic Turf

A 50mm pile height 3G synthetic turf system is proposed. The 3G turf system consists of synthetic turf filled with sand and SBR rubber to provide the required performance characteristics. This shall provide a system suitable for full-size and small-sided football use and meet the laboratory and performance testing requirements of FIFA Quality.



Figure 2 - Typical 50mm 3G Synthetic Turf System

3.8 Perimeter Fencing

- 3.8.1 The new pitch shall be enclosed by a 1.2m high perimeter fencing system on three sides, with the existing white wall in front of the main stand being retained. All fencing including gates shall be coloured green to RAL6005 and all supported by an intermediate post system. The colour is chosen in order to minimise the visual impact to the surrounding environment.
- 3.8.2 Double gate access shall be provided for vehicular/ maintenance access to the pitch and single gates for pedestrian access/ ball retrieval. Noted in contract drawings provided.
- 3.8.3 It shall be ensured that all fencing is installed correctly to mitigate against noise generated. Rubber washers are to be installed at all joints of the fence panels in order to reduce rattling of the fence.

3.9 Drainage

- 3.9.1 Given the pitch location and previous site history, the drainage system in place is of utmost importance for this site.
- 3.9.2 There is not expected to be any existing drainage system within the existing pitch. To mitigate this and to ensure a robust solution is installed the solution presented involved the creation of a new 80mm diameter lateral drainage pipe network, either cut into the existing network or within the proposed area, in a parallel arrangement at 10.0m centres connecting into a 150mm diameter carrier cut along the Eastern touchline of the pitch. A new manhole shall be placed at the low end of the carrier drain to which the system flows. The manhole shall be connected to the existing surface water drainage network within the site.

3.10 Sustainability

3.10.1 In order to ensure the long term sustainability of the proposed development, controlling microplastics migration is vital. For this reason, we have included for 250mm high recycled plastic kickboards to the full pitch perimeter with detox grids with boot brushes at all access points. Detox grids will be fitted with mesh grilles to catch microplastic infill to be reintroduce to the system, reducing the amount of infill required to keep the pitch system performing at a high level.

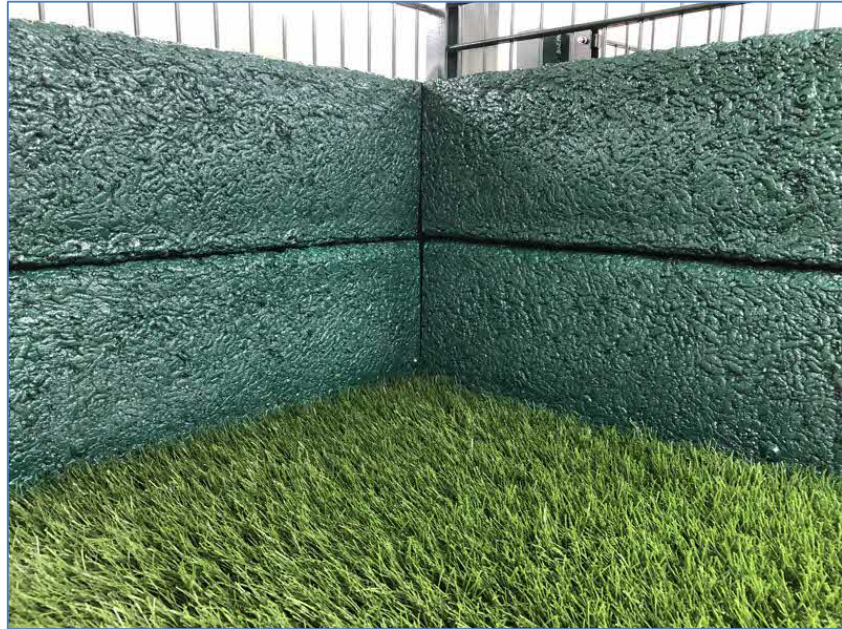


Figure 3 –Recycled Plastic Kickboards

3.10.2 Microplastic migrating through the drainage system is a further concern. Micro filters are to be fitted to all drainage inlets to prevent the infill entering the surface water drainage network. There will also be a silt trap manhole situated prior to water entering the attenuation storage tank. Should any infill or other contaminants bypass the filters, the silt trap will ensure they do not enter the existing surface water network.

4 FLOODLIGHTING DESIGN

4.1 Floodlighting System

4.1.1 The proposed floodlighting system shall consist of a 4-column system, each 15.0m in height supporting LED lighting fixtures. Please refer to supporting drawings for full details. There are neighbouring residential properties to the West that may be affected by the proposals, so it is vitally important that the system is carefully designed to minimise the lux levels spill.

4.1.2 It is proposed for the new floodlighting system to be powered by the existing Scottish power supply, housed within the main stand. Due to future phases of development planned for this site there will also be ducting installed for the supply to be increased and taken from a feeder pillar, currently to be located closer to the entrance to the site. It is proposed that this ducting will run below the pitch construction with control cables installed in advance of the increased electrical supply.

4.1.3 Light spill levels from the new floodlighting system were required to be less than 10 Lux at the site boundary. As shown in the floodlighting layout drawing (400) this has been kept below the set limit at 5 Lux to insure minimal disruption nearby properties.

4.2 Foundation Design

4.2.1 One major consideration with the floodlight design is the location of the foundations. From the information gathered from the ground investigation report, the soils found on site were found to have varying structural capabilities. This will be factored into the foundation design of the columns to ensure they are fully compliant.

4.2.2 The design of the bases shall be in line with the encountered ground conditions and this will be structurally design to comply usually accompanied with a Structural Engineers Report (SER).

4.3 Proposed Lighting System

4.3.1 The proposed floodlighting system as presented has been designed by using a Floodlight FL11 Maxipro system. The floodlights are mounted on 15m mid hinged columns. The floodlights proposed are Floodlight FL11 which feature flat style optics designed to reduce upward waste light and overspill. See photograph below:



Figure 4 –Floodlighting Units

4.3.2 The floodlight uses the latest LED technology and features an internal louvre system to shield the LED Optics. The internal louvre system maintains a flat optical system providing uniform illuminance over the pitch whilst cutting off obtrusive light towards properties and upwards into the sky.

4.3.3 Light containment is excellent with spill light being cut off sharply as it reaches the site boundary

4.3.4 The proposals fully comply with the recommendations of the ILP 'Guidance notes for the reduction of obtrusive light' for an environmental zone E2 and would be suitable for installing in a rural Landscape with a low district brightness.

4.3.5 The light spill for the design system demonstrated that there is no spill directly impacting on neighbouring dwellings.

4.3.6 The following mitigation measures have been implemented to minimise the impact of the floodlighting system;

- The system shall use LED light fittings to use less energy
- To minimise the light spill and to eliminate upward light the floodlights selected are designed specifically for floodlighting sports fields. The floodlighting provides with a wide range of ambient temperature tolerance making it suitable for a variety of sports applications whilst having the best class spill light, 0 tilt and glare.
- The wide range of optics ensures maximum optical efficiency and enables highly precise light distribution with minimum spill light.
- The type of floodlighting has been chosen specifically for its suitability in relation to the limited light spill to areas not intended to be illuminated and for their low impact on the surrounding areas generally. The floodlighting design provided conceals the luminaire to the surroundings by optimising the control of the direction of lighting.
- In total 20 no. floodlighting poles have been located so that the pitch will be floodlight to the desired level and the runoff area of the field receiving lowered level of light so that it can be utilised as a training/warm up area during training matches. The floodlights will be powered from an existing electrical connection available on site and will not require the provision of a generator, further mitigating any impact on the surrounding context.

4.4 Design Standards

4.4.1 The floodlighting proposals have been assessed using the guidance outlined the following publications:-

BS EN 12193 Light and Lighting - Sports Lighting (2018)

BS EN 12193 sets the minimum lighting levels for sports within Europe, it classifies sports into three standards.

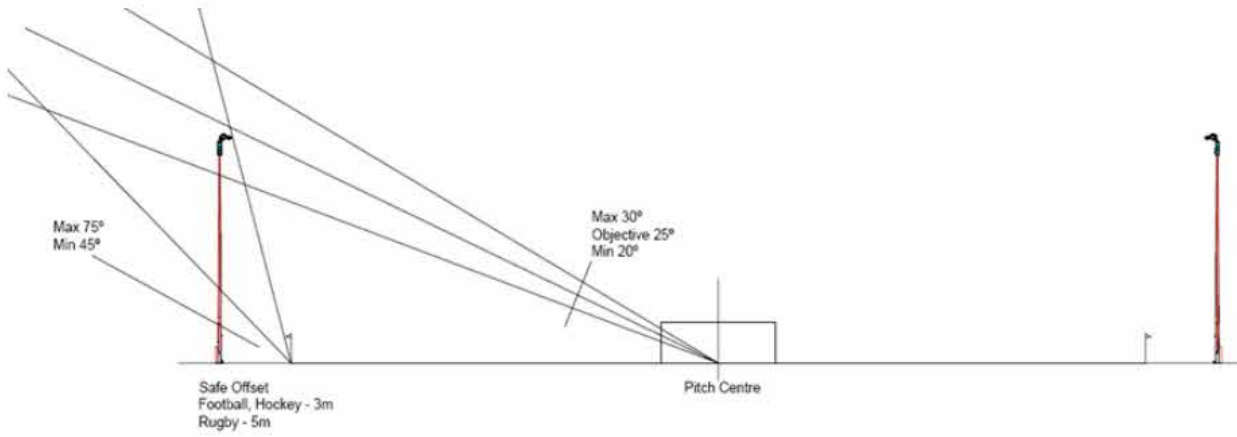
- Class III –Training and recreational use
- Class II –High quality coaching and low level competition
- Class I –National standard coaching and high level competition

ILP Guidance notes for the reduction of obtrusive light (2020)

Sets the guidelines for maximum values of light spill and glare dependent on the environmental zone category of the site.

CIBSE Lighting Guide LG4 - Sports Lighting (2006)

Many of the lighting guides available offer little design guidance, however, CIBSE Guide LG4 provides the designer with a wealth of information, including how to use floodlight beams, the control of glare and spill light containment. There is also a method of calculating the optimum mounting height for floodlights using maximum and minimum angles projected from the centre of the pitch or court. This method effectively limits the aiming angle of the floodlight in order to produce the most efficient lighting design with limited overspill or waste light.



Calculation method for floodlight mounting height for CIBSE LG4

Figure 5 –Calculation Method for Mounting Height

4.5 Obtrusive Light Limitation

4.5.1 The Institute of Lighting Professionals has produced a guidance document to be used by lighting professionals, planning authorities and people with and interest in reducing the environmental impact of lighting installations. The ILP ‘Guidance notes for the reduction of obtrusive light 2020’ categorises the environment into five zones. The categorisation is according to the amount of urbanisation, the existing background illumination and the degree of protection required to maintain the current environmental zone.

4.5.2 The environmental zone categories are shown in Table 2 and the obtrusive light limitations in Tables 3 and 4.

Table 2: Environmental zones			
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

Table 3 (CIE 150 table 2): Maximum values of vertical illuminance on properties.						
Light technical parameter	Application conditions	Environmental zone				
		E0	E1	E2	E3	E4
Illuminance in the vertical plane (E_v)	Pre-curfew	n/a	2 lx	5 lx	10 lx	25 lx
	Post-curfew	n/a	<0.1 lx*	1 lx	2 lx	5 lx

Table 4 (CIE 150 table 3 (amended)): Limits for the luminous intensity of bright luminaires⁴.

Light technical parameter	Application conditions	Luminaire group (projected area A_p in m^2)					
		$0 < A_p \leq 0.002$	$0.002 < A_p \leq 0.01$	$0.01 < A_p \leq 0.03$	$0.03 < A_p \leq 0.13$	$0.13 < A_p \leq 0.50$	$A_p > 0.5$
Maximum luminous intensity emitted by luminaire (I in cd)	E0						
	Pre-curfew	0	0	0	0	0	0
	Post-curfew	0	0	0	0	0	0
	E1						
	Pre-curfew	0.29 d	0.63 d	1.3 d	2.5 d	5.1 d	2,500
	Post-curfew	0	0	0	0	0	0
	E2						
	Pre-curfew	0.57 d	1.3 d	2.5 d	5.0 d	10 d	7,500
	Post-curfew	0.29 d	0.63 d	1.3 d	2.5 d	5.1 d	500
	E3						
	Pre-curfew	0.86 d	1.9 d	3.8 d	7.5 d	15 d	10,000
	Post-curfew	0.29 d	0.63 d	1.3 d	2.5 d	5.1 d	1,000
E4							
Pre-curfew	1.4 d	3.1 d	6.3 d	13 d	26 d	25,000	
Post-curfew	0.29 d	0.63 d	1.3 d	2.5 d	5.1 d	2,500	
Aid to gauging A_p		2 to 5cm	5 to 10cm	10 to 20cm	20 to 40cm	40 to 80cm	>80cm
Geometric mean of diameter (cm)		3.2	7.1	14.1	26.3	56.6	>80
Corresponding A_p representative area (m^2)		0.0008	0.004	0.016	0.063	0.251	>0.5

Notes:

1. d is the distance between the observer and the glare source in metres;
2. A luminous intensity of 0 cd can only be realised by a luminaire with a complete cut-off in the designated directions;
3. A_p is the apparent surface of the light source seen from the observer position
4. For further information refer to Annex C of CIE 150
5. Upper limits for each zone shall be taken as those with column $A_p > 0.5$

4.5.3 The guidance notes also recommend the maximum beam elevations for floodlights and the most effective reflector design required to minimise spill light and glare. By following this advice effective light control can be assured. The site at Stepford Road is located within a suburban area. The existing background illuminance is relatively low and consists of street lighting, and domestic luminaires. Following the guidance notes outlined in The ILP ‘Guidance notes for the reduction of obtrusive light 2020’ we have ensured our proposed lighting installation meets the requirements an E3 environment which in our opinion is what Stepford Road falls under. With this in mind, we have ensured our design does not exceed the limits for this environment and further measures are also being put in place including an assumed curfew of 10pm.

5 ADDITIONAL PLANNING CONSIDERATIONS

5.1 Local Ecology

- 5.1.1 A Preliminary Ecological Appraisal was conducted by Echoes Ecology Ltd on the 3rd December 2021 to determine if the site contained any important habitats or supported wildlife protected by law or biodiversity action plans.
- 5.1.2 No designated habitats were found to be within the vicinity of the site, though the main stand was found to have suitability for the roosting of bats. Non-native plant species snowberry and cotoneaster were found to be present on site.
- 5.1.3 Given the potential for roosting bats within the main stand, it is recommended that a further survey should be conducted should any structural works be undertaken on the building. The proposed works do not involve the main stand and thus this can be discounted for this phase of works, though this must be considered with future refurbishment plans being considered for future development works.

5.2 Ground Investigation

- 5.2.1 A detailed and thorough ground investigation was carried out by Mason Evans on 14th March 2022. Factual logs and soil infiltration information has been provided as part of this submission.

5.3 Ground Penetrating Radar & Topographical Survey

- 5.3.1 Sports Labs instructed IKM Consulting to conduct a GPR and Topographical survey at the development site on 27/28th September 2021.
- 5.3.2 The utility survey identified electricity, fibre, BT, drainage networks and unknown services present on the site.
- 5.3.3 IKM Consulting advised most services traced well despite wet ground conditions and that safe digging practices should be adhered to.

5.4 Existing Services

- 5.4.1 Services maps have been obtained from Scottish Water and Scottish Power. These show that there are no existing services within the development area.

5.5 SUDS Design and Drainage Calculations

- 5.5.1 As part of the ground investigations soil infiltration values were taken and the results for these will be used to support the attenuation detailing for the drainage outfall.
- 5.5.2 As per the SuDS Design report, the stone base of the new artificial pitch will provide adequate attenuation with a flow control manhole allowing a discharge of 4.2l/s, the rural runoff rate, to the existing surface water drainage network to the Northwest of the site, leading to Hailstones Crescent.
- 5.5.3 The SuDS Design report, accompanying this provides further detail on the drainage design, along with calculations used to obtain this rural runoff rate.

5.6 Electrical Capacity Survey

- 5.6.1 An electrical capacity survey was carried out on the 24th August 2021 by Halliday Lighting.
- 5.6.2 Halliday Lighting confirmed, following a thorough survey, that a new LED floodlighting system will be adequately powered and will result in a substantial power saving.

5.7 Coal Mining Report

- 5.7.1 A coal mining report was carried out by The Coal Authority in March 2022.
- 5.7.2 This report found that given the known depth to rockhead within the site area is approximately 5m bgl, there is sufficient rock cover to ensure no future ground stability issues. The report concludes that the Armadale Ball Coal seam (0.61m thick) runs through the site at a depth of 46m, and as such does not give cause to concern for ground stability as a result of these development works.
- 5.7.3 It is understood that no remedial works were required in relation to historical mining during the developments of the Armadale Community Education Centre (to the North) and Armadale Swimming Pool (to the East).

6 ACCESS OVERVIEW

6.1 Site Access

- 6.1.1 Access to the development site will be from North Street, into the existing hardstanding area to the North of the pitch.

6.2 Access for Construction Purposes

- 6.2.1 The development area is located to the rear of Xcite Armadale. Site is accessed from North Street, which connects to the M8 motorway via East Main Street (A89) and the A801. This shall be given due consideration within the contractor's Traffic Management Plan & Construction Phase Plan. Control measures in place shall be included within the contractor's RAMS information pack.
- 6.2.2 A suitable compound location for material storage/ welfare & for material deliveries shall be identified following a pre-start meeting with the client and contractor team. This shall involve use of a section of car park during the construction phase and shall be designed with due considerations to Fire Safety Plans.
- 6.2.3 Client team shall identify and share all facility opening times, start and end of day hours etc.
- 6.2.4 No construction operations are anticipated to take place on Sundays or public holidays. HGV movements shall not be permitted outside the agreed working hours without prior written approval from the Local Planning Authority.

6.3 Opening Hours

It is proposed that the facility operates under the following hours;

- Monday to Friday up to 22:00
- Saturday and Sunday up to 21:00

The above hours shall allow use of the pitch during the evening and weekends thereby increasing the current provision from the new 3G surfaces.

7 PLANNING STATEMENT

7.1 Planning Commitment

7.1.1 Development Management must be undertaken in accordance with The Fourth National Planning Framework (FNPF) and West Lothian Local Development Plan 2018 documents.

7.2 Sustainable Development

The proposal aims to contribute to the following areas;

- Social role –providing modern facilities that will encourage the maximum developmental outcomes with the benefits to health and wellbeing associated with this.
- Environment 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, the proposal aims to;

- Provide increased opportunity for the community to participate in sport and physical activity for health continued physical activity and sporting development.
- Operate in line with the national agenda for sport nationally adopted strategies
- Generate positive attitudes in sport and physical activity in young people, encouraging continued participation in sport in an inclusive environment.
- Increase the number of participants and facility users including people with disabilities.
- Contribute to national governing body objectives for grass roots participation in sports and development

8 SFA

8.1 Sports Labs worked through this design with the assistance of the SFA to ensure that the new facility is to best provide the functionality required. This included ensuring that reducing the pitch runoffs to allow for a maximised playing area given the pitch location would be in line with the SFA development pathway guidance to ensure the affiliated clubs will be able to continue to participate in local and national competitions. This will help to ensure the affiliated clubs and community have access to a high-quality facility and generate a positive attitude towards sport and wellbeing.

9 PLANNING POLICY

9.1 West Lothian Council Local Development Plan 2018

9.1.1 Policy ENV 22 –Protection of Outdoor Sports Facilities

“Development on outdoor sports facilities will not be permitted unless it can be clearly demonstrated that: c. the outdoor sports facility which would be lost would be replaced either by a new facility of a comparable or greater benefit for sport on a location that is convenient for users, or by the upgrading of an existing outdoor sports facility to provide a facility of better quality on the same site, or at another location that is convenient for users and maintains or improves the overall playing capacity in the area.”

- The club have been looking to upgrade the existing facility or even relocate the club for some time now, given the current state the site has found itself in. The historic ties of Armadale Thistle to Volunteer Park mean that every possible chance should be given to restore the facility to a high-quality facility for football, with the flexibility to allow for other sports and activities to make use of the pitch.
- The proposed refurbishment works would see the existing natural grass pitch, which is heavily undulated, replaced with an all-weather 3G synthetic pitch which would allow for a higher volume of football to be played. This is an important aspect for a community club such as Armadale Thistle which have multiple teams at different age groups all looking to make use of the facility.

9.1.2 Policy EMG 3 –Sustainable Drainage

“Developers will be required to ensure that adequate land to accommodate SuDS is incorporated within development proposals and that housing densities take into account the physical space for effective SuDS. The design of the system should meet best current practice.”

- As part of the redevelopment, a new drainage system will be incorporated into the synthetic pitch. Given the age of the pitch it is highly unlikely that there is an existing drainage network in the natural grass pitch. This will be additional to the 300mm deep stone subbase which will provide a greatly increase storage volume for surface wate that infiltrates through the pitch.
- As per the attached SuDS Design report, this 300mm deep subbase provides sufficient storage volume to allow the pitch drainage to discharge at a controlled rate, equivalent to the rural runoff rate of the site.

9.1.3 Policy DES 1 –Design Principles

“All development proposals will require to take account of and be integrated with the local context and built form. Development proposals should have no significant adverse impacts on the local community and where appropriate, should include measures to enhance the environment and be high quality in their design.”

- The proposed development is in line with the existing site and will impose no adverse impact to the local community upon completion. As with the existing, the new synthetic pitch will provide a high-quality facility for multiple levels of participation, from grassroots to junior level. The pitch will be designed in line with SFA requirements and subsequently testing to FIFA Quality standards to ensure a quality installation that will be fit for purpose.
- The floodlighting system is also to be upgrade from the existing metal halide system to an all new LED system which will produce less light pollution to the surrounding area.
- As part of the refurbishment the existing stand is to undergo refurbishment works to remove existing asbestos and improve upon the existing facilities on offer.
- Site investigation woks have been undertaken to ensure the quality of the soils on site and to ensure any contaminated soils be removed from site.

9.2 Scotland 2045 - Fourth National Planning Framework –Draft

- 9.2.1 Policy 1: Plan-led approach to sustainable development - All local development plans should manage the use and development of land in the long term public interest.
- The proposed development would create a high-quality all weather pitch to help to ensure that the affiliated clubs and local community have access to good quality sports facilities year round.
- 9.2.2 Policy 3: Nature crisis - c) Any potential adverse impacts of development proposals on biodiversity, nature networks and the natural environment should be minimised through careful planning and design.
- The proposed facility has been designed with the surrounding environment in mind. Recycled plastic kickboards are to be installed to all pitch perimeters with detox grids installed at the main access points. This will help to ensure that microplastics migration are kept to an absolute minimum and do not pose a threat to the neighbouring wildlife.
 - A new surface water drainage network has been designed to ensure the nearby areas are not impacted by an increase in surface water runoff.
 - The proposed floodlighting system has been designed in order to minimise lux level spill and ensure that nearby wildlife does not suffer an increase of light pollution from the proposed development.
- 9.2.3 Policy 6: Design, quality and place - a) Development proposals should be designed to a high quality so that the scale and nature of the development contributes positively to the character and sense of place
- Prior to submission for planning the design proposals were shared with the SFA for comment. This was done to ensure that the proposed facility specifications and layout were of high quality and would provide considerable benefits to any affiliated clubs and to the local community.
- 9.2.4 Policy 6: Design, quality and place - e) Proposals that are detrimental to the character or appearance of the surrounding area taking into account effects on daylight, sunlight, noise, air quality and privacy should not be supported, in order to protect amenity
- The existing site is used as a natural grass football pitch and, therefore, the use of the site will not change. The development will enhance the available facilities of the clubs and local community and ensure that they are available year round.
- 9.2.5 Policy 13: Flooding a) Local development plans should strengthen community resilience to the current and future impacts of climate change, including identifying opportunities to implement natural flood risk management and blue green infrastructure. Plans should take into account the probability of flooding from all sources. New development proposals in flood risk areas, or which can impact on flood risk areas, should be avoided. A cautious approach should be taken, regarding the calculated probability of flooding as a best estimate, not a precise forecast.
- A new surface water drainage system in order to mitigate any possible increase to surface water runoff for the development with the inclusion of

lateral drains being cut into the new pitch subbase at 6m centres to be connected into the existing surfacer drainage network.

9.2.6 Policy 14: Health and wellbeing - a) Local development plans should aim to create vibrant, healthier and safe places and should seek to tackle health inequalities particularly in places which are experiencing the most disadvantage. The provision of health and social care facilities and infrastructure to meet the needs of the community should be a key consideration.

- The primary aim of this proposed development is to increase the available sports facilities of a high quality that are available to the community. The installation of an all-weather artificial pitch with adequate floodlighting will ensure that these facilities are accessible during winter months as well as through the rest of the year.

10 PROPOSAL SUMMARY

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

- The new facility will provide a new all-weather use pitch allowing increased participation, expansion and development of local teams, strengthening of links already in place with local sports teams.
- Given there is currently a natural grass sports pitch in this location this proposal simply enhances this and provides a better offering to the local area.
- The proposed LED floodlighting system will allow more efficient energy usage than the existing floodlighting system, with a more controlled light spill.
- The proposal would not result in an unacceptable impact to any residential amenity.

END OF REPORT