

PROPOSALS FOR HOUGH END LEISURE CENTRE & ASSOCIATED PLAYING FIELDS

FREQUENTLY ASKED QUESTIONS

In partnership with

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PROJECT BACKGROUND

Manchester City Council (the Council) has brought forward facility proposals for development of new and improved sport and leisure facilities at the Hough End site to better service the current and future needs of our residents, clubs, leagues and community groups that it serves.

Facility proposals have been informed by the findings of the 2017 – 2021 Manchester Playing Pitch Strategy, Local Sport Development Plans and a detailed process of strategic planning, evidence reviewing, feasibility work and stakeholder engagement.

The long-term vision for Hough End is to become a vibrant 7 day a week sport and leisure destination that can grow and sustain sport and physical activity participation in the South Manchester area.

The Council is committed to providing Manchester residents with a quality sport and leisure provision, equity of access and increased participation in healthy lifestyle choices.

So far, the Council has received strong support for master plan proposals from local schools, clubs, leagues, the community and wider local stakeholders.

1. WHAT IS CURRENTLY AT THE HOUGH END SITE?

Hough End Fields is located off Princess Parkway, a main arterial route into Manchester City Centre.

The site currently includes:

Hough End Leisure Centre

- A 25m six lane swimming pool
- A learner pool
- 90 station gym
- Two squash courts
- A sauna and steam room
- Dry Changing Accommodation
- Community Room/Dance studio.

Hough End Playing Fields

- 20 adult football pitches
- 2 youth and 2 mini soccer pitches
- 2 Gaelic Football Pitches

- 4 adult grass rugby pitches, plus stadium pitch - operated by Broughton Park Rugby Club
- 2 non turn cricket wickets

Ancillary Facilities

- 171 car parking spaces (comprising six disabled spaces and three parent and child spaces) and 25 overspill parking spaces.
- 32 covered cycle spaces
- Changing Pavilion (Condemned in 2019)

2. WHAT DO THE NEW PROPOSALS INCLUDE?

This project will include the demolition of the existing outdoor changing pavilion, development of a new extension to Hough End Leisure Centre, new playing pitch facilities and reconfiguration and qualitative improvements of playing fields to accommodate winter and summer sports on site, along with modifications to the existing car park and expansion of the over flow car park to service site users.

Hough End Leisure Centre extension to include:

- Changing facilities (1 Communal Changing Area, 6 Team Changing, 2 Official Team Changing)
- Expansion of existing Health and Fitness space
- Club room / coach education (multi-function community room)
- Café facilities
- Office Space
- Storage facilities

Externally

- 67 new car parking spaces (including 7 electric vehicle charging points)
- 100 overspill parking spaces
- 24 new cycle parking spaces
- Bus and taxi drop off/pick up space

Playing Pitch Facilities to include:

- One Standard Full Size 3G Football Pitch, fenced and floodlit
- One Super-Size 3G Football Pitch Fenced and Floodlit (*The difference between a supersize 3G pitch vs standard 3G pitch is the ability to be able to host 8 x Mini Soccer*)

matches at any one time (vs traditional x 4) or 4 x 7v7 matches at any one time (vs traditional x 2).

- Reconfiguration and Qualitative Improvements of remaining playing fields to include:
 - 14 Senior Grass Football Pitches
 - 2 Senior Gaelic Football Pitches
 - 4 Senior Rugby Football Pitches
 - 2 Non-Turf Cricket Wickets (targeted for completion in Spring 2021)
 - 1 Baseball field
 - 1 Softball field

3. HOW WILL THE PROPOSALS BE FUNDED?

The proposed funding plan for capital construction costs is a mixed capital investment strategy via Football Foundation, Baseball Softball UK and Manchester City Council Capital Funding.

Funding discussions are underway and formal approvals are anticipated early next year.

4. WHAT ARE THE PROJECT BENEFITS?

Project benefits include:

- Replacing the existing condemned football changing building with a modern changing accommodation to better service all outdoor pitch sport users of the site.
- New 3G artificial pitches to address current supply and demand issues facing local clubs for training and match play, and support growth of local teams and leagues in the South Manchester catchment area. The 3G Pitches will also support more people to get active, access recreational and informal football activity throughout the day, evenings and weekends with pitches marked to support all formats of the game.
- New Baseball Softball Facilities will create new sport opportunities at the Hough End site to address demand in the South Manchester catchment area and create the first purpose-built baseball and softball facility in the North of England. These facilities will provide a platform to grow both sports locally and develop talent pathways through sport development programmes on site.
- Reconfiguration and Qualitative Improvements of remaining playing fields will support current and future demand for Football, Gaelic football, Rugby, and Cricket on site addressing current poor-quality pitches that will support to increase usage in line with demand and improve the sporting experience of all current and future users.
- Expansion of health and fitness space allows the operator to address current and future demand. This is the busiest leisure centre in the City. Existing health and fitness

spaces are significantly overcrowded and in need of additional space to support existing and future membership levels.

- The car park extension will reduce parking off site by users at peak times and disruption to residents.
- New community facilities will offer a focal point for this community as a space to congregate, socialise and participate in physical activity.
- There will be diverse opportunities for the whole community to engage in physical activity through a wider range of programmes and activities on site.
- In partnership with local community clubs, leagues, youth organisations and user groups, the site will offer new targeted programmes to support accessible sport activity for all and will increase participation of underrepresented groups in football and other physical activity.
- The project will also provide volunteering opportunities into coaching, officiating and community programmes with partner clubs, leagues and groups on site.
- The leisure extension will provide new training and education programmes from the new multi-function space, supporting local people to be upskilled and to create a sustainable workforce that can support to increase sport and physical activity participation locally and provide new high quality sporting opportunities for local people.
- The project will also directly contribute to the sports sector by providing high quality facilities and continuing to develop talent, and sport specific pathways through local sport development programmes.

The project will directly provide employment and apprenticeship opportunities through the construction and operation of the venue.

5. HAS ANY WORK STARTED ON THE PROJECT?

Site investigations and surveys have been undertaken to inform the design of the proposals and develop the project costs. These investigations are necessary to ensure that the proposals presented as part of the planning application are feasible and provide the information required for a submission. When these investigations are undertaken the areas are reinstated. No construction works will be undertaken until after a planning decision and subsequent funding is secured to progress the scheme.

6. WHAT IS THE PROGRAMME AND WHEN WILL THEY OPEN?

As above, the Council is working to progress the above site plans and has appointed a main contractor to design facilities for consideration. The high-level target date to complete the design stages is August 2021. Subject to planning approvals, the Council will progress the funding strategy in partnership with National Governing Bodies of Sport to bring forward plans. The earliest opportunity to target National Governing Body funding is Spring 2022. If funding is secured at this stage, based on a high level 12-month construction programme, facilities would be available from summer 2023 earliest.

7. WHO WILL OPERATE THE PLAYING PITCH FACILITIES ON THE SITE?

Hough End Leisure Centre is one of 20 leisure centres that forms part of the Council's Indoor Leisure Contract with GLL. The proposed new 3G pitches and associated playing field facilities will be integrated operationally with the existing leisure offer on site, which is managed by GLL on a not for profit basis.

In terms of the Rugby and Gaelic football facilities, Broughton Park Rugby Club is located in the western corner of the Hough End site and they currently operate 4 senior grass rugby pitches on Hough End Playing Fields. Plans include the relocation of two Gaelic football pitches to be operated by Broughton Park Rugby Club alongside their existing pitch programme. These facilities will not be operated by GLL and will be independently operated. However, it should be noted that whilst the governance models will be different, the two models will be working together as a Sports Hub.

8. WILL THE PITCHES BE FLOODLIT?

The 3G artificial grass pitches will be floodlit, however please note that disruption from these lights will be kept to a minimum due to floodlight specification.

The light beams will be directed onto the pitch with little spillage. The positioning of floodlights and other required lighting will be informed by the professional input of lighting specialists. An assessment of light pollution arising from the proposed stadium will also be submitted as part of the application. A full lighting scheme will be commissioned to minimise the impact of potential light spillage.

The proposed 3G Pitch Programme times are 9:00am – 10:00pm, Monday – Sunday and the lights will be required from dusk.

There are no other plans for floodlit playing field facilities on site.

Specification:

The lighting columns standard 3G – 15m mounting
The lighting columns supersize 3G – 18m mounting
Number of lighting columns standard 3G – 6 columns
Number of lighting columns supersize 3G – 6 columns
(Position of lighting columns – one in corner of each pitch, one either side of half way line).

9. HOW WILL WE, AS LOCAL RESIDENTS, BENEFIT FROM THE PROPOSED FACILITIES?

The proposed facilities will be made available for use by the local community. The site development plan seeks to increase use and membership from the local community to participate in a wide-ranging sport and leisure offer, as well as access to volunteering, training and opportunities for our residents.

There will be programmed activities for the local communities including youth groups and community time allocated to local residents.

Residents will have access to community room hire, pitch hire, health and fitness memberships as well as access to other sports/community groups based on site. There will be targeted programmes for under-represented groups including but not limited to Women and Girls, Disability Groups and Older People.

A new cafe facility will also be open to the local community and site users. This will be a focal point of the facility, creating a social space for residents to meet new friends and find out about the wider facility programmes on site.

A comments box will be made available in Leisure Centre to inform programmes on site to ensure resident's needs and interests are catered for and we create sport and social activities of choice.

A breakdown of specific benefits available to residents is provided below.

HEALTH & FITNESS

Hough End Leisure Centre is a community leisure centre accessible to all residents, this proposal however will see the expansion of the health & fitness offer turning the gym into a multi-purpose 120 station gym from the existing 90 stations, as well as the ability to run multiple group exercise classes at the same time. This will address current overcrowding and enable more residents to access facilities to improve your health and wellbeing.

OUTDOOR PLAYING FIELD FACILITIES

The existing grass playing fields have been well used by residents and clubs for decades. However, the Council recognises that the current facilities are not fit for purpose with changing facilities condemned, and poor-quality grass playing fields resulting in a substandard offer. This has resulted in poor sporting experience for many users and residents accessing the site. To address this, the Council is proposing to replace the existing condemned changing facilities with modern changing facilities that will better service the needs of residents and users on site. The qualitative improvements to existing playing fields through enhanced maintenance will improve the quality of grass pitches which will support to increase usage and provide an improved sporting experience.

The development of new 3G football facilities and Softball Baseball Diamonds will be available to residents to hire and provide new opportunities to participate in organised and informal sport activities from the site.

10. WILL GRASS PITCH PERMIT COSTS INCREASE AS A RESULT OF THE DEVELOPMENT?

Grass pitch costs will be protected for all existing users, clubs and leagues and remain in line with MCC Park Pitch Permit costs.

Note - 3G pitch prices will be in line with other local 3G football facilities within the catchment area. There will be a resident and non-Manchester resident rate, as well as Manchester Club and Non-Manchester Club rate.

11. WILL THIS AFFECT MY CURRENT HEALTH & FITNESS MEMBERSHIP?

Your existing leisure centre membership will not be affected as the leisure centre will remain open throughout the project, there will be a short period when works needs to be carried out which will mean a temporary closure of some facilities. We will give you advance notice of these closures and you will be able to access other GLL leisure centres across the city please visit mcractive.com for further information. Your nearest leisure centres are Moss Side Leisure Centre and Whalley Range Sports Centre.

The construction site will be separated from the centre and securely cordoned off. A number of parking bays will be temporarily lost during this period however, there will be 110 parking bays available for customers during the construction period and parking will be clearly marked out during the construction.

12. WHY ARE THERE NO PLANS FOR ADDITIONAL STUDIO SPACE OR AN EXTENSION TO THE SWIMMING POOL?

The demand analysis undertaken for swimming pools in Manchester determined there are sufficient swimming pools in the city. This analysis will be reviewed under the Build Facility Strategy that will be developed later this year.

Within the extension of the changing rooms there is a functional community room that can be used for classes when required.

13. IS THERE A REPORT ON THE POTENTIAL HEALTH AND POLLUTION CONCERNS FROM MICROPLASTICS FROM THE RUBBER CRUMB GOING TO BE PRODUCED?

Sport England position statement on 3G pitches

The result of a collaboration between key stakeholders in response to questions and concerns regarding 'third generation' (3G) artificial grass pitches

Third generation or 3G artificial grass pitches are recognised as durable, safe, year-round playing surfaces, able to withstand intensive use and all kinds of weather. They mean more people can benefit from all the associated social and health benefits of physical activity.

Concerns have, however, been raised about the safety associated with these pitches and their constituent parts, most commonly the presence of rubber crumb. We take these concerns very seriously.

We have monitored numerous independent scientific studies on this issue, which have reported a very low/negligible level of concern for human health as a result of 3G pitches and rubber crumb.

Indeed, the European Chemicals Agency has recently published its own findings, following an extensive EU-wide study, and has found no reason to advise people against playing sport on 3G pitches with rubber crumb.

The Sports and Play Construction Association, the UK trade body for the sports pitch industry, is developing a voluntary industry standard that will provide minimum requirements that go above and beyond what is currently required for rubber crumb under European regulation. Sport England and leading sport governing bodies all support this approach and will continue to work with the industry to provide reassurance that pitches in this country are safe.

<https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport/position-statement-on-3g-pitches>

14. WHAT IMPACT DO THE PROPOSALS HAVE ON THE TREES ON SITE?

The plans have been designed to create the least impact on loss of trees. Tree loss has been kept to a minimum, following the results of the tree survey the proposals have been altered through the design stage to maintain all significant / mature trees.

In the main development area 23 trees to be removed, these will be replaced on a 2 for 1 ratio. The landscape proposals are for 46 new semi-mature trees.

Some trees being removed are for development and some because of arboriculture reasons, on the recommendations included in the tree survey.

There will also be areas where trees will be pruned to allow the construction of new footpaths, car parking, plant compounds and the softball/baseball pitches.

15. HOW OFTEN WILL THE SITE LANDSCAPE PLAN BE REVIEWED?

The Landscape Management Plan's life span is for 15yrs. At 5 yearly intervals the works will be reviewed by a suitably qualified person, with a report produced detailing the success or otherwise of the preceding 5 years and advising the proposed works over the next 5 years.

It is intended that the initial proposals act as framework which can adapted if required and at the same time keep the local authority informed in an agreed manner.

At the outset of the plan a suitable maintenance team will be appointed to monitor and provide guidance on ongoing management and maintenance issues. An annual review of the site will take place, providing written documentation as to the development of the scheme. This report should include a condition review of all new and existing plant material, success rates of newly planted material, a survey of flora and fauna, recommendations for future management regimes and immediate management requirements.

16. WHAT IS THE PROPOSED LOSS OF OPEN ACCESSIBLE SPORT AND RECREATIONAL PLAYING FIELDS FROM THE DEVELOPMENT?

The development of new 3G Football Turf Facilities will result in a re-designation of an open space to a managed enclosed accessible space which covers an area of circa 2.1 hectares of grass playing fields in order to convert into 1 Standard full size and 1 super-size artificial grass playing field on site.

Hough End Playing Fields will remain the most extensive provision for public and recreational playing field space available anywhere in the City. The development of new 3G football pitches and baseball softball facilities would result in a reconfiguration of playing fields to accommodate 14 senior grass football pitches, 2 senior Gaelic football pitches, 4 senior grass rugby pitches and 2 non turf cricket wickets that will remain open and accessible playing fields. Alongside qualitative improvements of remaining playing fields, the public will benefit from significantly increased usage of sport and recreational playing fields on site.

The Baseball and Softball facilities have been designed to include access points on all sides of the fenced enclosures. These same access points are available to the community, enabling freedom of passage through the park and open access to playing fields as part of public use of the site.

Whilst there will be a required re-designation of a relatively small area of the site, it should be noted Hough End Playing Fields will remain the largest public playing field site where by the public can access for walking and recreational use such as low-level physical activity and general exercise on a daily basis. On this basis, the public will continue to have access to open sport and recreational playing fields at Hough End Playing Fields site and proposals will contribute to enhanced sporting benefits that will support to increase sport and physical activity participation in the local catchment area.

17. HAS A NOISE IMPACT ASSESSMENT BEEN COMPLETED?

A noise impact assessment has been completed and submitted as part of the planning documentation.

18. ARE THERE FURTHER ECOLOGY STUDIES BEING UNDERTAKEN?

There has been feedback on from the planners on the information that has been provided as part of the planning submission and that is being reviewed by the ecologist and will be responded to as appropriate.

19. WHAT IS THE NEED FOR ADDITIONAL CAR PARKING ON SITE?

As a result of the construction of the leisure centre extension some car parking space will be displaced. This will be re-provided in the area that is currently occupied by the changing block, which will be demolished. In addition to the displaced spaces there will be an additional 67 spaces provided based on the increased area of the Leisure Centre. Of these spaces, seven will be accessible (comprising four disabled bays and three parent and child bays) and seven of the bays will be fitted with electric vehicle charging points.

For resilience and to prevent further overspill onto the local highway network and residential streets during peak times, such as weekend when the grass and artificial grass pitches are in use, it is proposed that the number of overspill spaces are provided for flexibility. An additional 100 over spill are proposed that will be made available on site during peak hours to protect residential amenity in the local area.

The existing cycle parking will be relocated because of the extension. A total of 56 covered cycle spaces (an increase of 24 spaces from the existing situation) will be provided as part of the development proposals.

There will be added security to the car park with additional controlled barriers to ensure the car park is secure outside of the centres opening hours.

20. WILL THERE BE CAR PARK CHARGES THAT WILL IMPACT ON THE NEIGHBOURING RESIDENTIAL ROAD?

There is no proposed charging for parking at Hough End Leisure Centre.

21. HAVE THE COUNCIL TAKEN INTO ACCOUNT THE PARKING AVAILABLE AT BROUGHTON PARK RUGBY CLUB?

The car park available at Broughton Park Rugby Club was developed in accordance with Manchester City Council parking standard. Car Parking Spaces have been based on the maximum forecast demand associated with usage from this site. There is no further capacity to accommodate the projected increased usage from Hough End Leisure Centre development. The peak usage is anticipated to run at the same time; therefore Broughton Park Rugby Club site could not be considered for an overflow car park.

22. WILL DOUBLE YELLOW LINE MARKINGS BE CONSIDERED ON NEIGHBOURING RESIDENTIAL ROADS AS A RESULT OF THE DEVELOPMENT?

There is proposed double yellow line Traffic Regulation Order at Princess Road / Whitchurch Road junction. In addition, there is proposed H-bar marking to protect access to existing driveways on the north side of Whitchurch Road.

The implementation of further parking restrictions would only be progressed if there is an identified need. Monitoring on-street parking post-occupation to determine whether or not on-street parking is an issue in terms of road safety or residential amenity could be undertaken as part of the Travel Plan monitoring.

The monitoring of travel behaviour is vital to measure progress towards the targets and would be the responsibility of the Leisure Centre Operator Travel Plan Coordinator. Apart from receiving regular updates from staff and liaising with Manchester City Council on transport-related matters, the main monitoring process will involve travel surveys as described in the travel plan.

Monitoring reports will be provided to officers at Manchester City Council annually following the receipt of the baseline travel surveys. Monitoring will be carried out for a minimum period of three years, comprising the baseline survey then two follow-up surveys.

23. HAVE CONSIDERATIONS BEEN GIVEN FOR DIRECT ACCESS TO THE METROLINK TO HOUGH END PLAYING FIELDS AS A RESULT OF THE PROPOSED FACILITIES?

Access from the Metrolink to Hough End Playing Fields site was considered. It was deemed that there is adequate access to the site and on this basis; there are no proposals for improvement works.

24. WHAT PLANS ARE THERE TO CHANGE THE EXISTING ROAD JUNCTION TO TAKE ACCOUNT OF ADDITIONAL TRAFFIC TO SITE?

As part of the Hough End development Transport Assessment, the operation of the local highway network has been assessed at the following locations:

- Junction 1 – A5103 Princess Road / Hough End car park priority junction; and
- Junction 2 – A5103 Princess Road / Whitchurch Road priority junction.

It has been demonstrated in the transport assessment that both the A5103 Princess Road/Hough End priority junction and the A5103 Princess Road/Whitchurch Road priority junction are predicted to operate efficiently with a sufficient amount of residual capacity available in the future year traffic scenarios.

It is concluded that the traffic impacts of the development are not considered severe in the context of the National Planning Policy Framework (2019).

25. WHAT CONSIDERATIONS HAVE BEEN GIVEN TO IMPROVING THE PEDESTRIAN CROSSING ON PRINCESS PARKWAY?

Within the proposals there is consideration to upgrade the pelican crossing to a puffin or toucan crossing.

26. CONSIDERING THE CAR PARK EXTENSION AND INCREASED CARBON MONOXIDE EMISSIONS GENERATED, HOW CAN THE COUNCIL MITIGATE THE ADDITIONAL PARKING?

The car parking strategy for the site is to facilitate the requirements of the site and the objective is to protect playing pitches for sporting use. The proposed size of the car park is based on the proposed new Leisure Centre spaces and usage generated from the new Artificial Grass Pitches, in line with Manchester City Council, Parking Standards set out within the Manchester Core Strategy 2012 to 2027. The expansion of the Leisure Centre results in a need for an additional 67 spaces in the main car park. Of these spaces, an additional seven spaces would be accessible (comprising four disabled bays and three parent and child bays) and 10% of the bays will be fitted with electric vehicle charging points which equates to seven EVCP spaces.

It is envisaged that the Artificial Grass Pitches would generate additional demand due to their intensive use relative to the existing grass pitches. The existing parking provision was assessed in the 2013 Transport Assessment for the Leisure Centre based on the maximum forecast demand associated with the sports pitches, with the peak time for football matches on a Sunday. The Council has therefore considered the additional demand for parking associated with the AGPs, over and above the Leisure Centre extension.

The assessment is based on 12no. mini soccer pitches (5-a-side) on a weekend to demonstrate the additional parking requirements based on parking accumulation. The maximum accumulation for the mini soccer pitches reaches 80 car parking spaces. Using a similar evidence-based approach to the consented 2013 Transport Assessment owing to the

intensive usage of the reconfigured pitches, an additional 80 overspill spaces (only be available at peak times) would be required to cater for the likely demand.

For resilience and to prevent further overspill onto the local highway network and residential streets, it is proposed that the number of overspill spaces is 100 spaces to provide flexibility for the site and protect residential amenity in the local area. This increases the total car parking provision to the following:

- 238 spaces in main car park (171 existing plus 67 proposed)
- 125 spaces in overspill car park (25 existing plus 100 proposed)
- 363 total parking available during peak times

27. IS THERE A SUSTAINABLE TRAVEL PLAN THAN ENCOURAGES PEOPLE TO WALK, CYCLE AND ACCESS PUBLIC FORMS OF TRANSPORT TO ACCESS THE HOUGH END FACILITIES?

An Interim Travel Plan has been prepared to promote active and sustainable travel behaviour to and from the site. This is the first stage of the travel plan process and includes a list of potential measures that could be implemented to affect modal choice, and a management strategy for producing a full Travel Plan in the future.

As part of the development proposals this includes provision of lighting, landscaping and shelter within the site to create a pleasant pedestrian environment. There will be improvements to safe crossing points, an increase to cycle parking, signposting to public transport nodes and adjoining off-site pedestrian and cycle routes.

The interim travel plan identifies several initiatives that could be implemented in a full travel plan at the site. These measures include encourage walking, cycling and use of public transport to access the site as well as promoting car sharing and environmentally friendly modes of transport, including electric vehicles.

28. WHAT ARE THE FINAL DRAINAGE PROPOSALS AND WILL THE CONSULTATION BE EXTENDED TO ALLOW FOR THESE TO BE CONSIDERED?

The drainage proposals being developed are based on rainwater being collected by an attenuation tank and slowly dispersed. The new foul line will connect into the existing foul drainage.

There is an existing attenuation tank under the existing car park. The size of this is being reviewed to see if there is existing capacity or whether a new tank is required.

29. WHAT CONSIDERATIONS HAVE BEEN MADE IN RELATION TO THE EXSTING COVENANT?

The Council is aware of the restrictive nature of the covenant and as with any development at Hough End Playing Fields has engaged with the Tatton Estate. The Council has provided full details of the scheme for consideration and believes the proposals are in keeping with the principles of the covenant.

Any objections received as part of the planning process will be considered by the Planning Solicitor as part of the decision to proceed with the proposed plans.

The covenant requires the Council to maintain open access to a significant area of land free to use. It should be noted that following development of facilities, Hough End Playing Fields will continue to provider over 22 acres of open land that will be accessible public playing fields and therefore this requirement of the covenant will be maintained.

30. HOW IS THE PROPOSED DEVELOPMENT GOING TO INCREASE ACCESSIBILITY TO GREEN CORRIDORS AND IMPROVE THE QUALITY OF THE OPEN SPACE Y REPLCIENG NATURAL SURFACES WITH ARTIFICIAL SURFACES AND FENCE AREA IN ACCORDANCE WITH POLICY EN10?

The proposed new 3G facilities alongside the qualitative improvements of grass pitches presents a significant increase in match equivalent sessions per week for adult, youth and junior football to address current and future demand and therefore addressing the loss of grass football pitches to accommodate a balanced grass and 3G pitch programme and 3G pitch programme on site.

The development of new 3G pitches will also secure sufficient access to capacity to deliver non-formalised football participation and secure increased capacity to allow for the establishment of new format of competitive football in South Manchester.

The proposed development will therefore generate significantly enhanced sporting benefits to local communities in South Manchester and surrounding area.

31. WILL THE BASEBALL AND SOFTBALL FIELDS BE ACCESSIBLE TO THE PUBLIC OUTSIDE OF ORGANISED ACTIVITY?

Baseball and Softball facilities have been designed to include access points on all sides of the fenced enclosures. These access points are available to the community, enabling freedom of passage through the park and open access to playing fields as part of public use of the site. Local communities will be encouraged to utilise the facilities and / or pass through the enclosed spaces as part of their use of the park.

32. WHAT IS THE FENCE HEIGHT OF THE BASEBALL AND SOFTBALL FACILITIES?

The baseball backstop is designed at 9.0m high. The baseball perimeter fence will be 1.2m in height along the foul lines and 1.8m in height in the outfield.

The softball backstop is designed at 6m high. The softball perimeter fence is designed at 1.2m in height.

There are no proposals to provide any netting in addition to the fencing.

33. WHY IS PERIMETER FENCING ALLOWED ON 3G AND BASEBALL BUT WAS NOT ALLOWED WHEN THE RUGBY WAS BUILT?

The proposal for fencing is a condition for funding in relation to all weather pitches and therefore it forms part of this planning application and approval is being sort in that regard.

34. WHAT IS THE PROPOSED USE OF BASEBALL AND SOFTBALL FACILITIES?

The proposed use of Baseball and Softball Facilities is as follows:

- To provide a high-class facility for the existing playing membership (2 baseball teams and 32 softball teams) in Manchester and support a growth programme, as a hub site.
- To provide a training and competition venue for schools, universities, community clubs and leagues for junior and adult participation.

- To become a Talent Development Centre for athletes in the Northwest supporting Manchester residents to access Baseball and Softball performance pathways.

Facilities could also host regional and national competitions as well as be a potential site for European club and country championships in baseball and softball.

Proposed times of use:

Home venue for the Manchester Softball League. Mid-April to September. Tues, Weds, Thurs 18:00-21:00

Softball Community Adults 14 years+. Mid-April to September up to 8 weekends per year. Sat & Sun 09:00-18:00

Baseball Club, adults and Juniors. Mid-April to September up to 22 weeks per year. Mid-week evenings from 18:00-21:00

Baseball Club, adults and Juniors. Mid-April to September up to 22 weeks per year. Weekends 09:00-18:00

Students Universities. Mid-April to July & Sept to October. Weekdays and some weekends.

Students Universities. Mid-April to July & Sept to October. Up to 4 weekends per year.

35. WHERE IS THE DEMAND FOR BASEBALL AND SOFTBALL FACILITIES

Baseball and Softball demand analysis has been informed by the current Playing Pitch Strategy (2017-2021). There are current no bespoke baseball and softball facilities in Manchester.

Bringing a bespoke baseball and softball facility to Hough End playing fields presents an opportunity for the existing baseball and softball playing community in the city, elite players of the sports, the playing communities in the North West of England and those members of the local community, including school age children, who have yet to have the opportunity to play baseball and softball for many years to come. The development of a purpose-built baseball and softball facility in Manchester is a key tenet of BSUK's four year rolling Strategic Plan, launched in August 2020. In particular, the areas of participation growth, community and talent development, providing high quality facilities, and supporting home-grown talent including GB athletes on the road to 2028 Olympics.

Working with the local leagues and teams, primary and secondary schools, universities and local organisations and employers on a daily basis have informed the need for a central, well connected, purpose build facility. Providing a high quality playing environment for events such as baseball and softball school games will only enhance the experience for the participants.

36. BASEBALL AND SOFTBALL ARE ALREADY PLAYED IN THE CITY, WHY CAN THESE FACILITIES NOT BE USED?

Current facilities used for Baseball / Softball across the city include Parrswood and Wythenshawe Sports Ground both facilities are grass football pitches, there is current demand to develop the sport, to enable the development this would require specific softball field. Currently there is no talent pathway available in the North of the Country and people must travel Slough.

37. CAN YOU ADVISE HOW IT WAS DECIDED TO LOCATE THE BASEBALL SOFTBALL PITCHES ON THE TOP FIELD? WAS AN ALTERNATIVE LOCATION NOT CONSIDERED ON AND OFF SITE?

Manchester Playing Pitch Strategy (2017-2021) and Baseball Softball UK's four year rolling Strategic Plan, launched in 2020 has identified Hough End Playing Fields as the preferred location for bespoke Baseball Softball Facilities due to the size of the site and central location. The current demand and projected growth is also in South Manchester area.

The project team has considered a number of different locations as part of the feasibility and design stages. The North of the Brook was identified as the preferred location to meet the requirements of all sport-specific playing pitches on site.

38. WHAT IS THE DEMAND FOR 3G FOOTBALL PITCHES IN MANCHESTER?

Football pitch demand analysis has been informed by the current Playing Pitch Strategy (2017-2021), Manchester Local Football Plan (2019) and consultation with club, leagues and local stakeholders.

The Strategy recommendations are to consider possibilities to create multi-pitch (potentially multi-sport) hub sites where 3G provision is able to support grass pitches as a broader, sustainable, all-in-one community offer.

Hough End has been identified as a priority project for development of a new strategic football Hub site to address current and future demand for training and match play; secure sufficient

access to capacity to deliver non-formalised football participation; and secure increased capacity to allow for the establishment of new formats of competitive football in South Manchester.

Based on supply and demand analysis there is need for 2 x 3G Football Turf Pitches (1 x Standard Full Size Pitch and 1 x Super-Size Pitch) in South Manchester area, which is proposed to be met from Hough End Site.

39. IS THE FOOTBALL SPECIFIC DEMAND AVAILABLE FOR PUBLIC VIEW?

Manchester Playing Pitch Strategy Report (2017-2021) and Manchester Local Football Facility Plan (2019) documents are available in the public domain.

https://cl-assets.public-i.tv/manchester/document/7_Manchester_Playing_Pitch_Strategy.pdf

<https://localplans.footballfoundation.org.uk/local-authorities-index/manchester/manchester-local-football-facility-plan/>

40. WHEN I ENGAGE WITH THE CONSULTATION IF I AM IN FAVOUR IN PART OF THE SCHEME BUT NOT THE WIDER DEVELOPMENT IS THAT BEING CONSIDERED AS BEING SUPPORTIVE OF THE PLANS AS A WHOLE?

All comments will be considered in the planning process.

41. ARE THESE THE FINAL PLANS FOR HOUGH END PLAYING FIELDS SITE?

There are no proposals in consideration for any further development at Hough End Playing Fields site.

IS THERE A DESIGNATED DOG AREA AT HOUGH END PLAYING FIELDS? WHAT IS THERE NOW; WHAT WILL THERE BE IN THE FUTURE; AND WHERE WILL IT BE?

Hough End Playing Field is listed as an excluded site as part of Manchester City Council (Dog Exclusion) Public Spaces Protection Order 2019. The restricted area includes:

A person in charge of a dog must not take it onto or permit the dog to enter or to remain on, any land specified in the Schedule to this Order unless -

(a) he has reasonable excuse for failing to do so; or

(b) the owner, occupier or other person or authority having control of the land has consented (generally or specifically) to his failing to do so.

Exemptions Nothing in this Order shall apply to a disabled person (within the meaning of the Equality Act 2010) whose disability restricts his ability to comply with the Order and the dog is their guide dog or assistance dog.

Hough End Playing Fields area identified in the schedule as a restricted area includes: Football Pitches, Rugby Pitches, Gaelic Football Pitches.

There is no recognised designated dog area at Hough End Playing Fields site and no designated area is currently considered as part of the proposed plans.

42. IS THERE A CHILDREN'S PLAY AREA OR SENSORY PLAY PLANNED?

Hough End Playing Fields is a designated sports playing field site, therefore a children's play area or sensory play area has not been planned as part of this proposal.

43. WILL LOCAL RESIDENTS STILL BE ABLE TO WALK AROUND THE PERIMETER OF HOUGH END PLAYING FIELDS SITE FOLLOWING THE DEVELOPMENT?

Yes, residents will be able to continue to walk around the perimeter of Hough End Playing Fields.

44. HOW MANY ADDRESSES RECEIVED A STATUTORY CONSULTATION LETTER REGARDING THESE PROPOSALS?

Manchester City Council local planning authority as part of its statutory notification process wrote to 311 addresses about the application proposals. Site notices were posted at the site and an advertisement was placed in the Manchester Evening News.

45. WHAT IS THE JUSTIFICATION FOR REPLACING GRASS PLAYING FIELDS FOR 3G PLAYING FIELDS WHEN THE SCHOOL NEXT TO THE POLICE CLUB HAS 2 x 3G PITCHES BEING BUILT?

Chorlton High South have planning permission to build one full size sand dressed artificial grass pitch on the school site. A sand dressed artificial grass pitch is a preferred surface for competitive hockey and is not supported by The FA for affiliated football competition. This includes school competition, junior mini soccer, youth 9v9 football, or adult 11v11 football competition. Please refer to Q38 which provides the demand for 3G Football Pitches in Manchester.

46. HAVE YOU CONSIDERED CHANGING FOR THE OFFICIALS AS WELL AS TEAMS?

The changing accommodation is designed to provide two team changing rooms dedicated to officials, Male and Female.

47. IN THE BASEBALL PROPOSAL THEY SHOW HUGE DUGOUTS AND THESE ARE NOT SHOWN ON YOUR PLANS?

The site layout plan shows the dug outs on the right and left of the Baseball and Softball diamonds brown edged perimeter, located in front of the back stop plate.

48. ADDITIONAL TRAFFIC WILL VISIT THE PROPOSED SPORTS FACILITIES, HOW WILL THIS IMPACT THE POLLUTION LEVELS ALONG PRINCESS PARKWAY BECAUSE I DO BELIEVE LEVELS EXCEED W.H.O. SAFETY LIMITS

As part of the development proposals a travel plan will be put in place. The intention of the travel plan is to encourage people to choose alternative modes over single occupancy car use and, where possible, reduce the need to travel.

TfGM strongly endorse the need for travels plans in order to reduce the impact of transport on the local environment, to improve accessibility and encourage active travel. The aims of the plan are to

- Reduce car use (particularly for single occupancy trips) and increase sustainable modes

- Reduce the impact of the generated traffic, both in the immediate neighbourhood and on the wider highway network
- Provide safe access to pedestrians and cyclists, and
- Provide a coordinated approach to developing and implementing realistic travel option.

Interventions that are proposed include, provision of electric vehicle charging points, promotion of car sharing schemes, an option which is currently being explored, additional cycle parking, improvements to pedestrian crossings and promotion of cycling infrastructure.

The travel plan is the first stage of the process and will be continued to be monitored and updated when required.

49. HOW DOES THE ADDITIONAL PROPOSED CAR PARK REDUCE EMISSIONS AND POLLUTION LEVELS ALONG PRINCESS PARKWAY?

The additional parking proposed is in line with the MCC Parking Standards as set out within the Manchester Core Strategy 2012 to 2027. Within the new car park there are proposals for electric vehicles charge points to add to the growing infrastructure of charging points to promote a shift towards EVs.

As part of the Leisure Centre travel there will be promotion to encourage people to choose alternative modes of transport but at peak times an overspill car park for resilience and to prevent overspill onto the local highway network and residential streets will provide flexibility for the site and protect residential amenity in the local area.

50. IT'S MENTIONED THAT THE ROAD PARKING ON SURROUNDING ROADS (WHITCHURCH ROAD FOR EXAMPLE) WILL BE CHANGED. WILL THAT BE A PERMIT SYSTEM? WILL LOCAL RESIDENTS BE ABLE TO APPLY FOR PERMITS FREE OF CHARGE FOR RESIDENTS/VISITORS CARS?

There are no proposals to implement a permit system as part of this proposal.

The interventions that have been proposed include double yellow lines at the Whitchurch Rd to offer junction protection and H bar markings to discourage inconsiderate parking and protect driveway access/residential amenity in the vicinity of Princess Rd.

51. WHEN DID THE COUNCIL LAST ASSESS OPEN SPACES AND RECREATIONAL NEED IN MANCHESTER?

The last open space study was undertaken back in 2009. We intend to commission a new study as part of the evidence base for the new Local Plan and would be looking to procure the work in the near future. This will tie into the playing pitch strategy and built facilities strategy work that has recently commenced.

52. ARE ARTIFICIAL PITCHES RECYCLABLE AT THE END OF THEIR LIFESPAN?

Yes. Artificial pitches can be recycled at the end-of-life span

53. WILL CHANGING ROOMS BE ABLE TO FACILITATE A MALE AND FEMALE FOOTBALL PROGRAMME AT HOUGH END

Changing Rooms have been designed to FA design specification to service current and projected future use. The proposed changing accommodation is gender neutral with sufficient changing provision to service male and female teams and officials.

54. WILL CURRENT TEAMS AT HOUGH END BE DISPLACED AS A RESULT OF THE PROPOSED DEVELOPMENT?

There will be no displacement of teams as a result of the proposed development.

55. TENNIS AND HOCKEY CANNOT BE PLAYED ON 3G, HOWEVER AN ASTROTURF SURFACE CAN BE PLAYED ON BY ALL SPORTS. FIELD HOCKEY IS A MAJOR SPORT FOR MEN AND WOMEN IN MANCHESTER WITH HUNDREDS OF ACTIVE TEAMS. THE NUMBER OF AVAILABLE ASTROTURF PITCHES IN MANCHESTER IS LIMITED WITH NONE IN SOUTH MANCHESTER AVAILABLE TO HIRE.

All demand will be picked up in the emerging Playing Pitch Strategy.

Hough End Facility proposals have been informed by Manchester's Playing Pitch Strategy (2017-21), Local Football Facility Plan (2019) and local stakeholder consultation with grass pitch sports, schools, universities and National Governing Bodies. The demand analysis has provided a case to rationalise the existing facilities and need to provide new 3G football facilities at Hough End site. From a strategy perspective there is currently no identified

demand for new sand dressed artificial grass pitches in South Manchester area. Manchester City Council Leisure Service is in the process of refreshing the current Playing Pitch Strategy with national governing bodies of sport. The Assessment of winter sports will commence in Autumn 2021. As part of the consultation process, NGBs, facility providers, sports clubs and leagues will be consulted to inform the facility supply and demand position in Manchester. This strategy will shape playing pitch sport priorities over the next 3-5 year period.

There is no consideration for additional artificial grass pitches at Hough End Playing Fields. The demand analysis for football, Gaelic football, and rugby grass pitches that are on site today, combined with the demand for Baseball and Softball results in a maximum pitch layout to accommodate sport activity on site. There is a new full size sand dressed pitch at Chorlton High South which is adjacent to Hough End Playing Fields site that will open in September and will be available for community use (this pitch will be included in the supply in the new Playing Pitch Strategy)

56. HAS A DECISION BEEN MADE ON FINAL PROPOSALS, WILL THERE BE ANOTHER CONSULTATION SO WE CAN COMMENT?

Manchester City Council has made the decision to place the Hough End planning application on hold. The project team have received a high volume of comments during the consultation period and will now review, address and assimilate all information as part of the planning process. This review will inform whether the Hough End development application continues in full or in part, or the need for changes to the application. Any changes to the Hough End development application will result in a new notification period for public consultation with the local community. All residents that have registered their contact details as part of consultation process will be notified directly.

Q57. HOW WILL 3G PITCHES BE DISPOSED AT THE END OF THEIR LIFESPAN AND WHO WILL FUND THIS?

Typically, a 3G artificial grass pitch (AGP) has a 10 -15-year lifespan. The 3G facilities will be subject to Football Foundation funding and therefore will be procured via the Football Foundation Framework. At the end of life, the disposal and recycling of 3G AGPs will be procured and managed via The Football Foundations AGP Framework which supports and endorses the handling of end-of-life synthetic turf pitches in accordance with the Waste (England and Wales) Regulations 2011, as amended, which seeks to ensure waste is handled in the most sustainable way by ranking waste management options according to what is best for the environment.

To ensure that end of life AGPs are processed in a way considered acceptable, a Football Foundation Approved List of Recycling Companies for Artificial Grass Pitches is being developed. Only the recycling companies and their listed processes will be authorised for use on Framework funded projects, such as Hough End. This arrangement ensures that under no circumstances will end of life synthetic turf surfacing be disposed of to land fill.

To support sustainability of facilities, an annual sinking fund will be built into the facility business plan to meet the replacement and disposal costs for the 3G pitches.

Q58. LOCAL PEOPLE HAVE CONCERNS AROUND MICROPLASTICS AND OTHER TOXIC CHEMICALS FROM THE RUBBER CRUMB BASE LAYER LEACHING FROM THE PITCHES THROUGH THE SOIL INTO THE SURROUNDING ENVIRONMENT AND INTO RED LION BROOK. HOW WILL THIS BE ADDRESSED AS PART OF THE CONSTRUCTION AND MAINTENANCE OF THE SITE?

Please refer to Q13 on pages 9-10 which provides Sport England position statement on 3G pitches and safety concerns around about the safety associated with these pitches and their constituent parts, most commonly the presence of rubber crumb.

Sport England, the Football Association, the Rugby Football Union, Rugby Football League and the Football Foundation have been working closely with the Sports and Play Construction Association (“SAPCA”), the UK trade body for the sports pitch industry. SAPCA have developed a new industry wide infill testing protocol for manufacturers of artificial grass pitches and contractors installing pitches “Protocol for Performance Infills for Synthetic Turf”. The Protocol incorporates the forthcoming EU REACH restriction limit of 20mg/kg and also sets limits on heavy metal content.

The SAPCA Protocol was launched in January 2020, it aims to ensure that all performance infill materials (including rubber crumb) used on AGPs are provided by suppliers that regularly test the materials at the point of source/production. This voluntary industry infill testing protocol provides minimum requirements that go above and beyond what is currently required for rubber crumb under European regulation using a new standardised infill testing protocol. It is mandatory for all SAPCA members. All Football Foundation funded AGPs apply this higher standard for rubber crumb supplied by the industry as suppliers must also comply with the SAPCA Protocol.

In addition, officers from Manchester City Council have confirmed that any proposed 3G pitch at Hough End will be designed in accordance with Football Foundation Design Guidance and

AGP Framework. The AGP Framework has taken a very proactive approach in limiting the loss of infill from playing fields and reducing the reliance on intentionally added microplastics in the interim period until a final direction from ECHA and the UK Government is given. In line with CEN/TR 17519 Technical Report, “Surfaces for sports areas – Synthetic turf sports facilities”, Manchester City Council will follow the guidance on how to minimise infill dispersion into the environment set by the Football Foundation Framework. Mitigation measures that will be built into the design stages for all new projects include but not limited to:

- Perimeter infill containment barriers within the fence line at 500 mm and 200 mm high.
- Smooth bar industrial grate and recess pits including trash boxes with suitably sized mud-buckets / filters to capture any polymeric infill (microplastics) to prevent being washed into the drainage system.
- 300 mm wide (minimum) perimeter margins / mowing strip on all boundaries where no paved area adjacent the pitch is designed / constructed, or perimeter infill barrier is at least 500 mm high or more sloping inwards towards the AGP typically with a fall of 0.5%.
- Boot cleaning stations.

Manchester City Council will follow the Football Foundations AGP Framework Employers Requirements which sets out the steps to minimise the risk of contamination of the environment during transportation, site storage and installation of infill materials by accidental spillage or poor working practices resulting in infill materials contaminating the surrounding environment of the pitch and storm water drainage systems. The Football Foundations Framework Supplier’s will also provide a fully detailed maintenance manual and all necessary training of the field operators to allow them to undertake all regular/routine maintenance of the surface, which includes advice around mitigating infill loss from the field. Manchester City Council has confirmed that all these measures will be adopted in the development, management and end of life replacement of any new 3G AGP at Hough End.

Q59. WHEN WILL BAT ACTIVITY SURVEYS BE CARRIED OUT BY INDIGO IN AREAS DUE TO BE FLOODLIT?

Ecology Surveys (which include the assessment of bat activity) were completed in March 2021. Findings identified there is of little value to foraging bats as the site is very open and botanically poor. In addition, none of the trees contained features that considered suitable for bat roosting or hibernation. The existing changing accommodation was also assessed and was considered to be negligible as there was no bat roosting present in the building.