



MILLOM SCHOOL

PLANNING SUPPORTING STUDY

NATURAL GRASS PITCHES & RUNNING TRACK

Job No. 2941

for

Millom School
Salthouse Rd, Millom LA18 5AB

November 2020

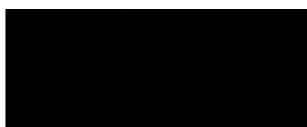
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FOREWORD

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2. This report is confidential to the Client and Sports Labs Limited accepts no responsibility whatsoever to third parties to whom this report, or any part thereof, is made known. Any such party relies upon the report at their own risk.
3. This report shall not be used for engineering or contractual purposes unless signed by the Author and the Checker and unless the report status is "Final".
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5. This report is not an official NGB report and does not imply NGB approval.

F Gilbert

Prepared by



November 2020

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Checked by



November 2020

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CONTENTS

1	INTRODUCTION	4
2	SITE SUMMARY	5
3	EXISTING PITCH LAYOUT.....	6
4	PROPOSED PITCH LAYOUT	6
5	CONSULTEE COMMENT SECTION	7
6	CONCLUSIONS AND RECOMMENDATIONS	10
	APPENDIX 1 – EXISTING PITCH LAYOUT DRAWING	11
	APPENDIX 2 – GENERAL ARRANGEMENT DRAWING	12
	(PROPOSED NEW ARRANGEMENT)	12

1 INTRODUCTION

Sports Labs have been commissioned on behalf of Millom School to support the plans to construct a new 2-lane 1km length running track around the existing natural grass pitches within school grounds. As part of proposals, the existing football, rugby and athletics pitches within the existing natural grass area have been re-configured to optimise the potential of the site. To that end, the design has ensured that all existing playing dimensions outlined shall be the same or greater than the existing area.

The purpose of this study is to satisfy the planning conditions/advice placed on the development to ensure that all the key considerations have been met to deliver the new pitch to a satisfactory level.

1.1 Scope

The scope of this study involves the following –

- Existing site - Topographical survey undertaken of the existing natural grass playing pitches. Survey captured the existing surface levels and dimensions of existing site boundary features, existing playing pitch configuration.
- Proposed site – Options presented for the re-location/ re-orientation of the existing playing pitches in order to accommodate a 1km running track around the perimeter of the site. Proposed arrangement shall ensure adequate run-offs to meet governing body playing dimensions requirements, with consideration also given to the use of pitches running simultaneously.
- Response to Planning Feedback – Addressing points raised by consultees during the initial planning phase including Sport England, RFU, Football Foundation.

1.2 Sports Labs Ltd

Sports Labs is a Consultancy Practice and testing institution specialising in synthetic pitches, athletics tracks, and other sports facility provisions. The Company has over 25 years of experience in this sector and has been involved in the design, specification and testing of hundreds of synthetic pitches and tracks in that period.

1.3 Details of Site Visit

Within the scope of works it was deemed appropriate to assess the existing configuration of the site. Sports Labs Field Test Technician Jac Jenkinson visited the site on 19th October 2020 to undertake a topographical survey and visual inspection of the existing site evidenced by photos.

The topographical survey incorporated the full site area including the perimeter and boundary features, existing playing areas and proposed playing areas marked out on site, existing infrastructure including manholes located within the site area, haul roads and external roadways.

2 SITE SUMMARY

2.1 Site Overview

The existing facility consists of a sizeable natural grass pitch platform accommodating a variety of different sports as below;

- Rugby Union
- Rugby League
- Football
- Junior Football
- Cricket (2no. wickets)
- 400m Athletics track (shared with other pitches)



Figure 1 Overview Photo of Existing Natural Grass Playing Area

The proceeding sections shall detail the existing pitch arrangement and comparison with the new proposed layout with discussion on the inherent benefits of this.

3 EXISTING PITCH LAYOUT

Please refer to Appendix 1 – Existing Pitch Layout Drawing to be viewed while reading this section.

3.1 Existing Pitch Layout Overview

Sport Accommodated	Existing Area		Comments
	Length (m)	Width (m)	
Rugby Union	105.49	42.07	Inc. 5m In-goal areas
Rugby League	92.04	58.93	Inc. 5m In-goal areas
Football	90.02	50.03	
Junior Football	80.97	50.15	
Cricket Wickets	-	-	2No.
Athletics	-	-	400m Track (Informal use, Shared with several pitches)

Figure 2 Table of Existing Playing Dimensions

4 PROPOSED PITCH LAYOUT

Please refer to Appendix 2 – Proposed Pitch Layout Drawing to be viewed while reading this section.

4.1 Proposed Pitch Layout Overview

Sport Accommodated	Proposed Area		Comments
	Length (m)	Width (m)	
Rugby Union	106.00	68.00	Inc. 5m In-goal areas
Rugby League	102.00	65.00	Inc. 5m In-goal areas
Football	91.00	56.00	Football Foundation Approved Dimensions
Junior Football	73.00	46.00	Football Foundation Approved Dimensions
Cricket Wickets	-	-	1No. Existing facility to be removed (See supporting written statements).
Athletics	-	-	6-lane 100m Sprint Straight, same material as 1kn running track

Figure 3 Table of Proposed Playing Dimensions

The above proposed areas do NOT include run-off areas surrounding these line markings. See General Arrangement drawing no.100 where it is demonstrated that minimum run-off areas of 3.0m area maintained round each and every proposed pitch.

5 CONSULTEE COMMENT SECTION

This section aims to directly address the comments made by consultees on the proposals. As previous, the existing layout drawing, proposed layout drawing and general arrangement drawing contained within the Appendices shall be referred to throughout and should be viewed in conjunction with one another.

5.1 Sport England

1. It is therefore unclear precisely what impact the track would have on the use of the playing field for both summer and winter sports and if any changes to the size and layout of pitches, and track and field event markings would need to be undertaken to accommodate the track. Plans of the playing field with pitch markings for both summer and winter sports (existing and proposed with the track) (including the safety run-offs [min 3m wide]) need to be submitted.

It is not anticipated that the pitch arrangement shall change between the summer and winter months 2 rounders pitches are added to the area in the middle of the athletics track. Throwing areas are added for sports day. The field is large enough to accommodate these. The new proposed arrangement ensures that the current playing dimensions for all sports pitches shall be either maintained or enhanced. Please refer to design drawings for minimum available run-off dimensions, which are above the 3.0m required in all instances.

2. It is still not clear what the likely impact would be on the playing field during construction, the extent of works and how any disturbed areas of playing field would be made good to an appropriate standard on completion of the track. A detailed specification of the all works required to construct the track and the extent of any impact on or under the playing field.

The minimum run-offs between the new 1km running track proposal and existing playing pitches is greater than 3.0m in all instances. In most areas run-offs are substantially greater than this. In those areas that run-offs are closer towards 3.0m, it shall be ensured by the contractor that the works are contained within the proposed areas. Any excavated material shall be removed to the external perimeter of the track area as far as practically possible. The contract shall be responsible for allowing for suitable reinstatement procedures to make good haul routes etc and any works damaged by the construction of the track.

3. It is not clear how the playing field would be maintained and mown with such a track in situ nor whether access across or along it would be permitted for maintenance and mowing equipment. Further information on the ability to mow and maintain the playing field with the track in situ needs to be provided.

This is a management issue for facility operators. As far as practically possible the track construction shall ensure there is adequate space between the edge of track and site boundary for maintenance to take place. Maintenance equipment crossing over the track shall consider the O&M manual best practises to maintain the synthetic turf system installed and ensure any manufacturer recommended protective measures are put in place.

4. The playing field is drained and it is not clear what impact the construction of this track would have on playing field and pitch drainage now and in the future, therefore further information on the likely impact on pitch and playing field drainage is required.

School has investigated the sink hole issue. The school are trying get a meeting for the school, the county council and the environment agency.

5. The application documents mention disposal of excavated material and turf in the middle of the playing field over the culverted section of Salthouse Pool, but there is insufficient information to accurately understand the depth, extent or impact of such operations on both the existing and future playing field, under what timescales and operations required if these bunds are removed after construction has taken place. Therefore further information on this is required.

This from the Track the group

6. The site lies in the flood risk area and it is not clear what impact likely future flooding could have on the track and playing field and whether the track would alter the dispersal of flood waters on the playing field were the development to go ahead. Is the track likely to be damaged by floodwaters? Therefore further information is required.

As above

7. It's not clear if the school intends to use the track, and if so for what sporting purposes and likely benefits, therefore further information on use of the track, the benefits to sport and demonstration of strategic need are required.

The school will use the track for athletics lessons, especially the 100m straight. Also for HRF lesson and part of the cross country course.

5.2 Football Foundation

1. A minimum safety run off 3m must be provided all the way around the ALL PITCHES

A minimum of 3.0m run-offs are achieved in all instances for all pitches within the proposed arrangement. Dimensions have been added to all areas where run-offs are below 5.0m to demonstrate this.

2. In light of the point above, the proximity of the top (as you look at the document) proposed rugby and football pitches will need to be reconsidered.

Please refer to the attached general arrangement drawing. It is indicated here from the topographical survey carried out and proposed pitch arrangement that the current arrangement achieves a minimum 3.0m run-offs in all instances including the full-size and junior football pitches.

3. Lancashire FA to feedback on compliant pitch sizes, the new proposed are not standard sized pitches

Please see previous comments, where agreement reached from the school to accommodate the proposed recommendations of the football foundation. This shall consist of an 11 v 11 pitch at 97.0m x 61.0m and a 9 v 9 pitch at 79.0m x 52.0m.

4. Need to consider how frequent junior pitch will be used, The General Arrangement indicates the track will encroach on the run off of the proposed junior football pitch. As above, I'll need to speak with Lancashire FA to understand how frequent the pitches are used but I suspect there will be instances when the pitch/track may be in use simultaneously. As such, we couldn't support the current plan due to the encroachment.

As above, a minimum 3.0m run-offs is achieved between the proposed junior football playing area and the new proposed 1km running track around the perimeter of the site. There would be no barrier to both facilities being in use simultaneously.

5. It would also be good to get any detail on a proposed delivery programme and confirmation if excess soil from excavations during works will all be removed off-site? We would want to avoid having to displace any football teams but as per earlier points, I can check with Lancashire FA to understand the volume of teams using the site.

This the Track the group construction issue

5.3 Rugby Union

1. From the documents you sent over I think the only addition that would need to be included is the run-off distances and this could be added onto the 'general arrangement' drawing, specifically where the track and pitch touchlines come close.

Please refer to the attached general arrangement drawing. Dimensions have been added to indicate available run-offs in these areas.

5.4 Council's Flood and Coastal Defence Engineer:

1. I have no concerns regarding the proposed running track and sprint track with regards to flood risk and the proposed mitigation works whilst it is installed.
2. However, it appears that the disable access is to be finished in concrete or tarmac, which is impermeable.
3. This will therefore increase surface water runoff and this should be mitigated against.

6 CONCLUSIONS AND RECOMMENDATIONS

It is the view of Sports Labs that the new 1km running track installation surrounding the proposed new pitch arrangement should be approved for the following reasons:

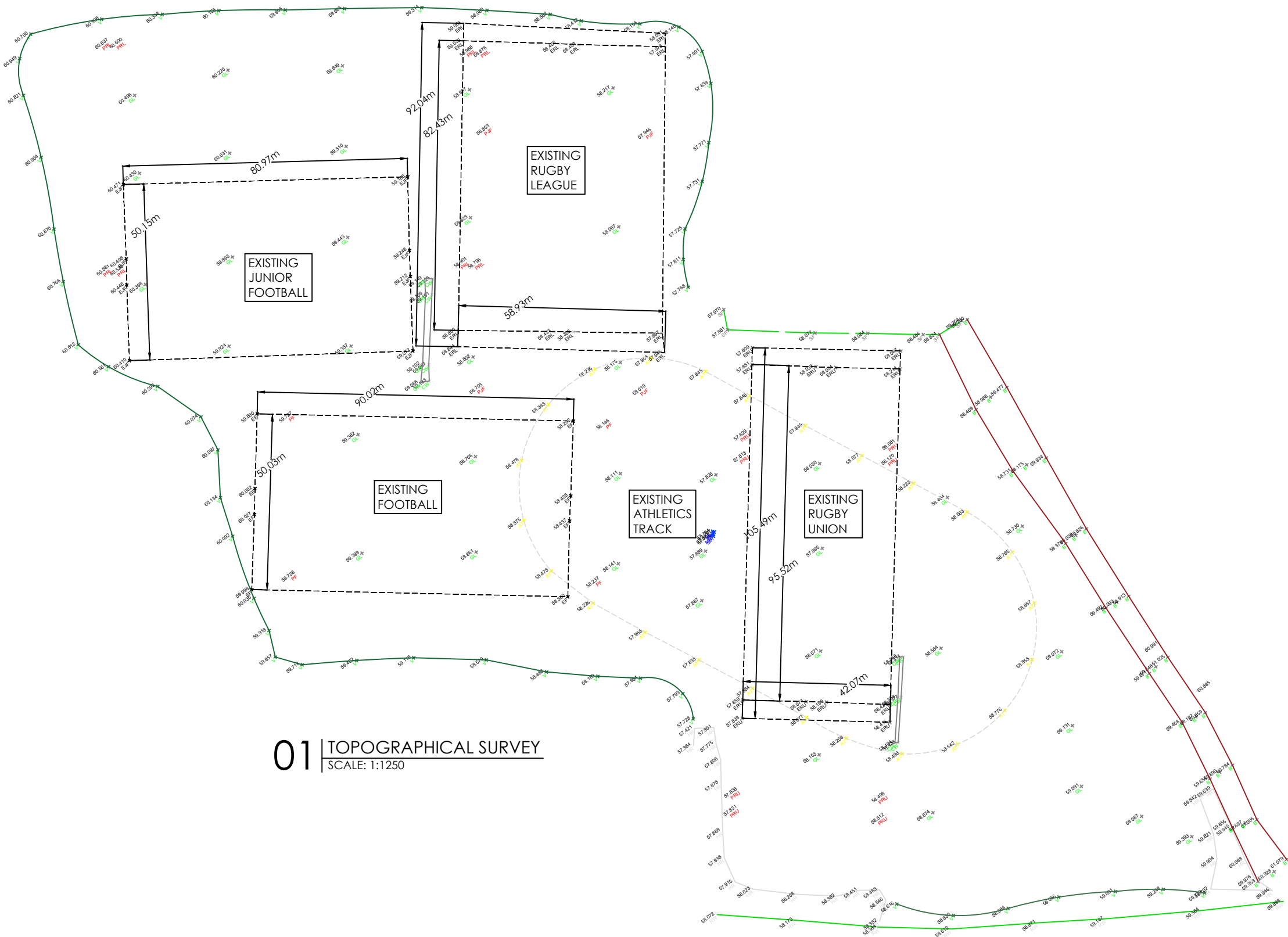
- **All sports pitches are either enhanced or maintain the existing playing dimensions.**
- Minimum 3.0m run-offs are maintained around all sports pitches.
- Football pitches have been designed in accordance with Football Foundation approved dimensions through correspondence – this current proposed arrangement shown has been put forward by Football Foundation as their preferred option.
- The facility design is in accordance with the requirements of the applicant within Sport England's 12 Planning for Sport Principles whereby the facility.
 - o Protects the right opportunities in the right places.
 - o Enhances opportunities through better use of existing provision.
 - o Provides new opportunities to meet the needs of current and future generations.
- The facility appears to meet the criteria of Sport England Exceptions 3, 4 & 5.
- The new running track shall provide an all-weather facility for use of the local community. This shall increase sporting provision and allow participation of running within the local area to grow with the health and well-being benefits this will bring.

APPENDIX 1 – EXISTING PITCH LAYOUT DRAWING



NOTES
It is the contractors responsibility to check design levels and sizes for compliance. Any discrepancies or errors to be identified to the design team.

Topographical Survey Undertaken to obtain dimensions and levels for the site.



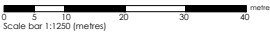
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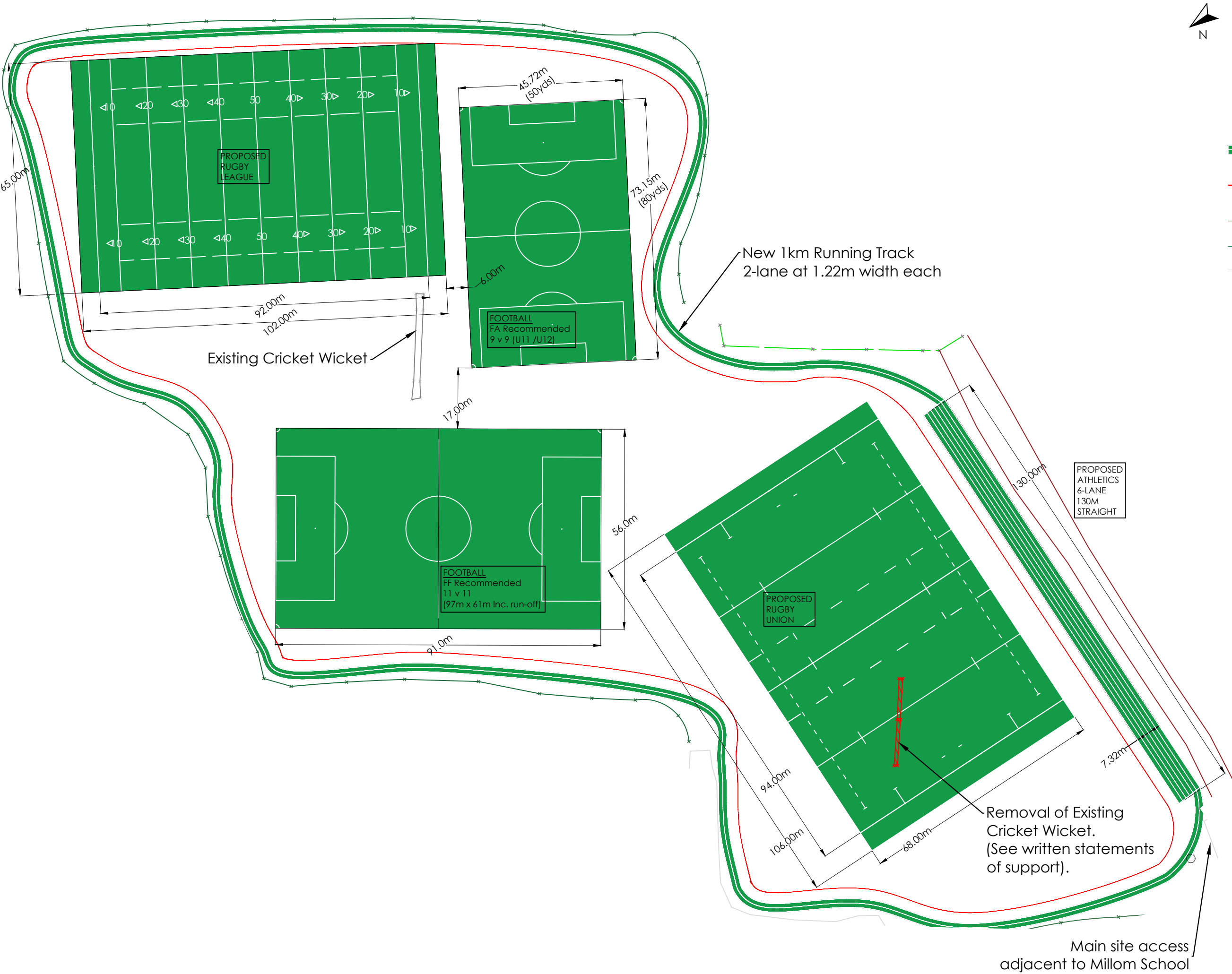
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MILLOM SCHOOL ATHLETICS
EXISTING PITCHES
TOPOGRAPHICAL SURVEY



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APPENDIX 2 – GENERAL ARRANGEMENT DRAWING (PROPOSED NEW ARRANGEMENT)



NOTES
It is the contractors responsibility to check design levels and sizes for compliance. Any discrepancies or errors to be identified to the design team.

Topographical Survey Undertaken to obtain dimensions and levels for the site.

KEY

- New proposed 1Km Running Track (2-lanes at 1.22m width each)
- 3.0m run-off indicated from new track surfacing
- Existing slope
- Existing perimeter vegetation
- Existing hardstanding access

New Proposed Playing Dimensions

Rugby Union

Length - 106.0m
Width - 68.0m
(Length Inc. 5.0m In-goal areas at each end)

Rugby League

Length - 102.0m
Width - 65.0m
(Length Inc. 5.0m In-goal areas at each end)

Football - 11 v 11 (U13 U14)
(Football Foundation Recommendation);

Length - 91.0m
Width - 56.0m

Football - 9 v 9 (U11/ U12)
(Football Foundation Recommendation);

Length - 73.15m (80yds)
Width - 45.72m (50yds)

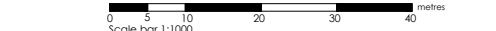
Cricket Wickets (2no.)
1No. Existing Maintained (see drawing)
1No. Existing Removed (See written support from Cumbria Cricket Board & Millom Cricket Club)

Athletics Track
New 130.0m 6-lane sprint straight, same material as 1km running track

REVISION	DETAILS	BY	DATE	CHECKED
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MILLOM SCHOOL ATHLETICS
ATHLETICS 1KM
GENERAL ARRANGEMENT



Date: 11/2020 Scale: 1:1000 @ A3	Job. No. 2941	Drawn by: FG Checked by: DD
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