



European Union
European Regional
Development Fund



July 2021

Preston and South Ribble Flood Risk Management Scheme Sports Pitch Mitigation Strategy

Discharge of planning condition 5 with Sport England

No development shall commence (including construction working) until details of a mitigation strategy for the temporary loss of sports pitches during construction working, and in relation to the safe operation of retained sporting facilities at the BAC BAC/ EE Preston Social and Sports Association and Preston Sports Club, have been submitted to and approved in writing by the County Planning Authority following consultation with Sport England. Thereafter, the development shall be carried out in accordance with the approved details.

Reason: In the interests of sports provision and to comply with Policy G17 of the South Ribble Local Plan and Policy EN9 of the Preston Local Plan.

Locations impacted: BAC/EE Social and Sports Association, South Meadow Lane, Broadgate, Preston PR1 8JP and Preston Sports Club, South Meadow Lane, Preston PR1 8JP.

Overview of flood defence scheme

- The £54.7M Preston and South Ribble Flood Risk Management Scheme (FRMS) will benefit both sports clubs and their grounds as well as 4700 homes and businesses.
- The Environment Agency (EA) has achieved planning permission to construct new flood defences in Preston and South Ribble subject to planning conditions.
- Permanent flood defence construction will temporarily impact BAC/EE Social and Sports Association (club) and Preston Sports Club.

- Both clubs and grounds are at risk of flooding currently and are within flood zone 3 (1 in 100 or greater annual probability of river flooding).
- Both clubs have flooded previously and will benefit from the scheme which will provide a 1.33% (1 in 75) standard of protection once completed which includes for climate change mitigation.
- Construction of flood defences in Broadgate, Riverside and Lower Penwortham and all reinstatement works will take place between September 2021 and June 2022. Works in the areas impacting both sports clubs will take place between April 22 to June 23. Works to the BAC/EE site will take place between June 22 and June 23.
- The Environment Agency has worked with the impacted clubs and associated bodies to provide a supported mitigation strategy, remediation information, timescales and lasting legacy for sport in Lancashire as detailed in this document.

Overview of impacts to playing fields and sports clubs

- Sport England are a Statutory Consultee. The Sport England Playing Fields Policy (March 2018) Annex B applies to these Environment Agency works.
- There are no permanent losses or detriment to either club as a result of the scheme.
- 0.15ha of 3 grass football playing field edges, which also make up the cricket outfield, in one location at BAC/EE Social and Sports club and the Preston Sports Club car park on South Meadow Lane are temporarily impacted by the construction of the new flood defences in Preston.
- A temporary access route through the BAC/EE site will be constructed to access Riverside, South End and Miller Gardens apartments and be reinstated to the current condition once works are completed
- The EA is required to provide continuation of play of equivalent quality to BAC/EE club whilst works are undertaken for football and cricket and ensure ancillary services are provided and that there is no financial detriment to the clubs as a direct result of the scheme.
- Planning permission grants the EA construction working hours as Mon-Fri 8-6 and Saturday and bank holidays 9-2. We do not expect to be working weekends.
- 3 new and permanent grass football pitches (of which there is a severe lack of) will be created in Preston and improvements to the grounds at BAE Warton will be used as the required temporary mitigation and left as a lasting legacy to the city of Preston and to sports provision in Lancashire.

Timetable

Figure 1: Timetable for construction:

Activity	From	To
South Meadow Lane car park compound in use	April 22	June 23
PSD Agronomy LaboSport Group agronomic appraisal and feasibility study complete for Archbishop School including	29 th March 2021	23 July 2021

Topographical survey and drainage investigations undertaken (Appendix 3 and 4)		
Ball strike survey undertaken (BALL TRAJECTORY RISK ASSESSMENT, cost £1600)	August 2022	August 2022
Preliminary and construction works at BAC/EE Site	1 st June 2022	1 st June 2023 (previously March 2023 but extended to allow time for seeding and turf to take for remediation)
Tender completed for award of works at Archbishop Temple School	23 July 2021	28 August 2021
Pitch establishment and construction including seeding established at Archbishop school	13 th September 2021	1 st June 2022
Play ceases on areas of pitches at BAC/EE on 0.15ha of land required for temporary access	1 st June 2022	
Pitches ready for use at Archbishop Temple School for BAC/EE sole use	1 st June 2022	1 st June 2023
BAC/EE Pitch remediation at BAC	June 2021	1 st June 2023
Return of remediated sports pitches and South Meadow Lane car park to BAC/EE Club		1 st June 2023

Main principles to be achieved requested by partners as a result of planning:

1. That BAC/EE Club be provided continuation of play for both football and cricket for the entire duration they are unable to play on site.
2. Where there are associated financial losses to BAC/EE (e.g. club house revenue/hire revenue) as a direct result of the scheme that these are compensated by the EA.
3. That BAC/EE Site is returned to its previous condition prior to commencement of the works and is supported by an independent agronomy report.
4. That the Preston Sports Club (Hockey) are given access to alternative parking whilst the leased car parking facilities are out of use where possible.
5. Any health and safety risks left as a consequence of the scheme are mitigated by the EA.

Project and impacts to BAC/EE Club

Land at the BAC/EE club is considered playing field as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595) and will be temporarily impacted by the construction of the new flood defences. An existing site plan is provided in Appendix 1.

In order to construct the new flood defences, temporary access is required to a length of road (Riverside) in Preston which is a single lane road or riverside footpath in several areas to the rear of the site. Temporary access to this area can only be achieved through the club entrance and through the rear of the site and between the existing residential dwellings. Other means of access, e.g. via the river were considered but ruled out due to feasibility, in river working consents and ecological working window requirements.

In order to construct access to build the flood defences, a temporary access route and safe working area will be created along the edge of the playing fields and through the club car park. Sections of the working area (red outline, Appendix 2) and temporary access road cross the edges of the existing adult football pitch, mini Soccer pitch and junior pitch. The temporary access route will consist of 3x 5m lanes (2 for public access to the 2 businesses and 2 properties and 1 for construction traffic) is shown in Figure 2. The 15m temporary access route requires a maximum of 13m from any one playing field and 0.15ha in total.

The access route will be boarded and fenced off to create separation from the playing field and traffic management in place across the site. The access through the car park and in front of the club house will also be fenced off to prevent vehicles driving on any other part of the playing fields other than access route and gated to enable safe play where required by the club. Services have been mapped and an independent agronomy report (likely PSD Labosport) will be undertaken prior to commencement of works and post reinstatement.

Existing use and site plan (BAC/EE club)

Use of playing fields

The BAC/EE club currently use their playing fields in the following way (as at June 2021):

Tuesday: Newman College 6pm (Start and end of season)

Wednesday: 3 hours, after school, Junior games (Under 18, 16, 15, 14 (2), 13) – 2-3 pitches required each week (assume 3).

Thursday: Theatre boys 6pm (Start and end of season)

Saturday: Newman College 1pm- 3pm

Sunday: Theatre Boys, 10am-1pm

Sunday: Junior Teams (3 pitches, including 1 with smaller props (21x7)) U18, U16, U15, U14 (2), U13

Cricket: 1st, Sunday team and 2nd teams for matches and practice all season. 3rd team likely to be established during 2021/22.

Figure 2: Extent of BAC/EE pitches temporarily out of use in metres



Originally the Environment Agency looked to move the club and activity temporarily, with their support, to alternative facilities but (grass pitches) are in very short supply in Preston for short or longer term use due to a decision taken by UCLAN. Working with Preston City Council and South Ribble Borough council we looked for alternative sites and considered more formally Ashton Park, Moor Park and Archbishop Temple School in Fulwood. Both Ashton Park and Moor Park were ruled out as they were open to the public, and did not have changing facilities, or suitable playing fields. We have therefore worked with Archbishop Temple School since mid-2020 therefore on the use of their pitches as an alternative for the football provision. The Club have worked directly with BAE Warton Cricket Club, Bank Lane, Warton, Preston, PR4 1TB for cricket provision to secure their fixtures at the club for the 22 and 23 seasons. The 2024 season will also be reserved during August 21 in anticipation of needing the site for longer.

Football

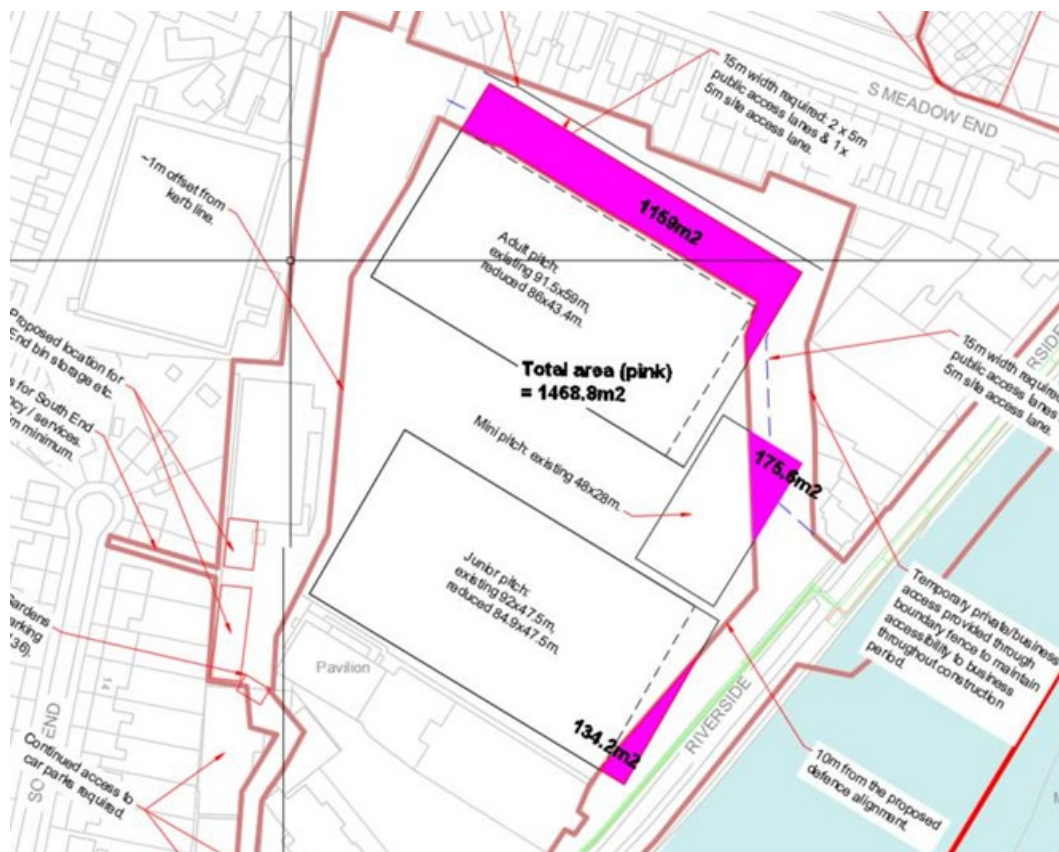
- Football will be impacted for one season (August 2022 to May 2023)
- Periphery of all 3 pitches impacted

Extent of playing fields temporarily out of use

The extent of the playing fields to be temporarily out of use is 0.15ha (figure 3);

- Adult football pitch ~1159m²
- Mini Soccer pitch ~176m²
- Junior pitch ~ 134m²

Figure 3: Extent of temporary pitch out of use in m2 at BAC/EE Club

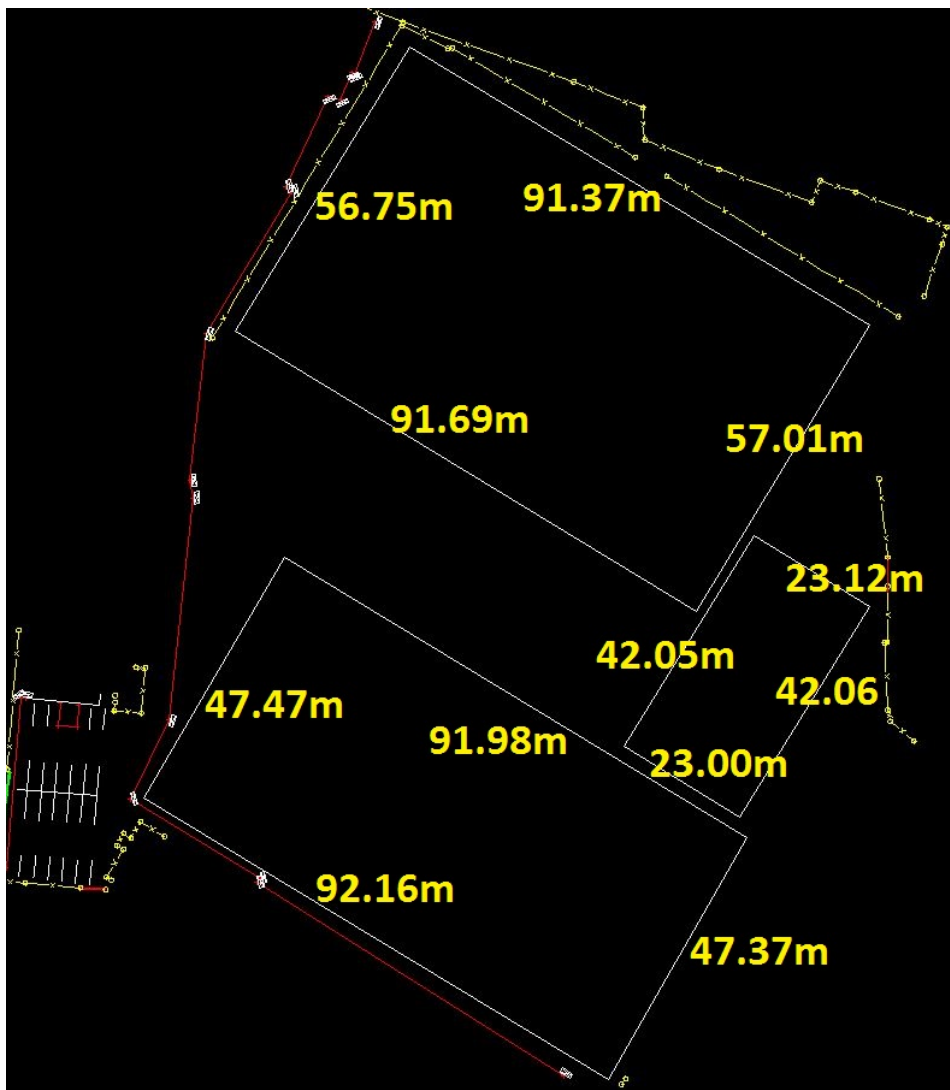


Football mitigation:

- The EA and Archbishop Temple School have been in discussion since mid-2020 in relation to the pitch provision on their grounds. The head of PE David Taberner and the school head teacher, Ivan Catlow, have approval from the Diocese of Blackburn to undertake the works. Naturally they are keen to improve the pitches for wider use as they are not currently used because of the drainage issues.
- For mitigation, and to ensure continuous play, 3 new, and permanent, grass football pitches will be provided at the school (Archbishop Temple School, St Vincents Road, Fulwood) at a cost to the EA of around [REDACTED].
- We have carried out a feasibility study (Appendix 4) with PSD Labosport on the condition of the pitches at the school and this has provided the detailed requirements for the improved drainage and works needed to ensure the pitches are playable and fit for use in June 22. Option 1 in this report in Appendix 4 is the preferred option to deliver the 3 pitches ready for use by June 2022.

- The agronomy reports (Appendix 3 and 4) to date have covered the whole school site to help inform the school on what drainage is required for the remaining pitches. It is envisaged that the school could use the EA mitigation contribution as match funding if at all possible. We are waiting to engage with Sean Burke on this in terms of options for funding.
- Initially BAC/EE Club advised that the existing football pitches were 92.5mx59m, 48mx28m and 92mx47.5m. The EA surveyed the pitch sizes in June 2021 and confirmed the actual pitch sizes to be as per figure 4. The pitches are smaller than discussed, however the pitches provided for use at Archbishop School are larger than what is being temporarily lost (100x64m plus 3m run-offs, 91x55m plus 3m run-offs and 73x46m plus 3m run-offs) plus a warm-up/Training Grid Area.

Figure 4: BAC/EE existing pitch sizes



- Option 1 (Appendix 3) of the PSD Labosport agronomy feasibility report (Appendix 3) was selected to provide a Type 5 (pipe drained with silt drains) pitch for 1 x Senior –

100x64m plus 3m run-offs, 1 x U16/U15 – 91x55m plus 3m run-offs, 1 x 9v9 – 73x46m plus 3m run-offs and a warm-up/Training Grid Area. This provides over and above what BAC/EE club currently require to play all of the current football activities currently held at BAC club. Option 1 takes into account current use and provides for the required 3-6 hours usage per week adhering to Sport England guidelines.

- Option 1 was taken forward and the full report as provided in Appendix 4 will be used to tender and award the works by the end of August 2021.
- BAC/EE staff and the EA visited the school to confirm with them that changing facilities, security, parking and key holder responsibilities could all be met by the school. An additional changing room may be required for referees, a location has been suggested by the school for this which may require some screening. The large changing rooms may also require screening to be installed also. This will be provided in consultation with BAC/EE and the school.
- The site is unable to provide refreshments which the BAC/EE club would normally provide. We have suggested that we can provide a catering van to mitigate this and the EA Estates team will consider any revenue lost for compensation as a result of the club not being able to provide refreshments as a direct result of the works. BAC/EE club have said however that the leagues/teams can provide their own if they wish so provision at the school is not required. The process to understand how to claim compensation has begun with the club.
- Although Archbishop school is in fairly close proximity (14 minute drive, 3.5 miles) to the BAC/EE club we have offered to provide transport to and from the sites if required in the form of a mini bus. Discussions will continue through 21/22 with the club as to whether this and the changing facilities adaptations are required.
- Pitches constructed for the temporary use of BAC/EE club at Archbishop will be for the sole use of the club while theirs are out of action. An agreement will be in place with the school for this and this provision has been supported by the school. Archbishop school have also offered their 2G multi-use games area to BAC/EE club should they wish to use it in addition to the pitches.
- The works to improve the school pitches will be tendered and awarded by the end of August 21 and the school have advised that works can start as required. A full Agronomic Appraisal and Feasibility Study has already been completed in advance of and to complete the tender and is provided as Appendix 4.
- The pitches at the school will be maintained by the EA and our contractors for 12 months post completion.
- In consultation with Sir Tom Finney FC it is mostly likely that, in conjunction with the school, they will apply for a 10 year maintenance grant via the Football Foundation grant scheme for pitch improvements to maintain the pitches. Discussions have concluded this, and the full drainage of the pitches by the EA greatly supports this application. Preston City Council (Steve Daley) supports the remediation of the school pitches which brings 3 new ones into use.
- The pitches will be used by the school, PNE Girls and Sir Tom Finney FC after BAC/EE cease use.
- Cricket provision was also considered at the school but there is currently no useful grass cricket square or playing area at the school which BAC/EE club can use though as part of the tender we will look to improve the cricket square at the school if possible as an enhancement.

- All cricket provision will therefore be at Whittingham and Goosnargh Club or BAC Warton.

Cricket

- Initially BAC/EE club felt they would be able to accommodate some cricket provision on site, though this now seems unlikely, it is still intended that they use the rest of the site where possible for lower league games, practice and events and the club and grounds will therefore remain open.
- Cricket will be impacted for 2 partial seasons between June 22 to June 23 (season is April – September)
- 1st and Sunday team Cricket will be temporarily moved to BAC Warton when it cannot be played at BAC/EE Club. BAC Warton has been booked already for this purpose for all games for the 22 and 23 season. The club are about to book the 2024 season in case it is required, though this is not envisaged. The EA will pay for each game at BAE Warton which is currently £100 per game, 13 games per season envisaged.
- 2nd team cricket will be played at Whittingham and Goosnargh cricket club, Guild Park, Whittingham Hospital, Whittingham, Preston, PR3 2AJ. This ground is booked for the 2022 season and provisionally for 23 for the 2nd X1 fixtures at a cost of £100 per game. No improvements area required at Whittingham and it is fit for play currently. There is limited capacity here, hence the use of BAE Warton.

BAC/EE Club and use of BAE Warton Cricket provision

- BAC/EE club intend to use the BAE Warton Cricket club for 1st (1A division) and Sunday team activity. They have already booked the 22 and 23 season with BAC Warton.
- The BAE Warton ground is not up to the same standard as BAC/EE club (currently 3rd team plays at Warton, 1B division) and both clubs have requested some support with improvements to the square, wickets and playing field as outlined in Appendix 7.
- Appendix 7 notes that the ground requires the thatch removing, re-seeding, application of loam, some growing maintenance, feed and winter spiking at a cost of £4k plus VAT and also hire of scarifier and mower (Appendix 7). We have budgeted [REDACTED] for these works including fees during 2021.
- Danvic Turfcare have been booked to carry out these works this September to prepare the Warton ground for the 22 season. The ground has not been maintained during Covid-19 which has led to works being required.
- Some of the middle wickets will be brought up to standard and the existing equipment needs sharpening and hire of scarifier/purchase for use while BAC/EE club are playing there. These are also costed in the report (Appendix 7). We await 3 quotes from BAE Warton on the cost of these to establish if hire or purchase is best value. The EA will work with BAC Warton via BAC/EE Social and Sports Club to ensure these works are carried out and it is playable for the 2022 season.

BAC/EE Club additionality

- The existing score board is wooden and rotten and will be upgraded to an electric board and placed on either the club house or changing facilities. The club are deciding on the best location where it can be connected to the electrics and be in a location where it is less likely to be damaged. This also negates the need for a DBS approved person required on site to operate the scoreboard.
- The entrance and car park currently contains a large amount of deep pot holes which will be filled on completion of the works and return of the site to the club.
- The car park has little remaining of the demarcation for the current parking spaces and this will be reinstated on completion
- Recognising that the financial impact to the club will be mitigated through the EA compensation mechanisms which have already begun. The club does not need to wait until the end of the works to submit a claim but they can do this on a quarterly basis to ensure they are kept in funds throughout.
- We also intend to utilise the clubhouse where possible for public events and meeting spaces for the scheme for which we will pay rent/hire charges to support the club whilst on site. Refreshments are also able to be provided by the club for events etc. which we will utilise.
- The club has asked for a skip to be provided to remove rubbish from site which we will provide.

Project and impacts to Preston Sports Club (Hockey)

Preston Sports Club will temporarily lose the use of the leased car park on South Meadow Lane between April 22 and June 23 while it is used as a compound for the flood defence works. This has been discussed with the club who support our use of the car park and have provided advice. Alternative car parking will be provided to the club across the road at BAC/EE club and they have allowed us to use their drive for alternative parking also.

The Preston Sports Club on South Meadow Lane currently lease the South Meadow Lane car park from Preston City Council. This lease is under review but that both the club and council are supportive of our using it as a site compound for the scheme. We will provide additional parking at BAC/EE club for Preston Sports Club to use in place of this.

We have discussed with the club and council that we will reinstate the car park and fill the existing pot holes on completion. We will also carry out some pot hole filling in the Sports Club grounds itself and on the turning circle so that they and we can use it for additional parking. We have suggested helping to re-hang the gate and tree planting to the rear of the site to support them with anti-social behaviour issues where possible. Tree planting will take the form of community trees. Local group 'Community Connectors have asked for community trees on site to provide activity and a place to meet. The club are supportive of this. The EA is continually looking for tree planting sites and this supports with that as well as the community aspect.

Car parking is likely to be the main issue for the club in an already crowded area. Provision of the BAC parking is supportive of their activities. We have looked to provide additional car parking at the Fishergate centre but the club felt it would not be used. We can reconsider this option during construction if required. There are no plans to open up access to the rear of the club house.

Health and safety

National planning policy framework – Paragraph 97

97. Planning policies and decisions should promote public safety and take into account wider security and defence requirements by:

(a) anticipating and addressing possible malicious threats and natural hazards, especially in locations where large numbers of people are expected to congregate 43 . Policies for relevant areas (such as town centre and regeneration frameworks), and the layout and design of developments, should be informed by the most up-to-date information available from the police and other agencies about the nature of potential threats and their implications. This includes appropriate and proportionate steps that can be taken to reduce vulnerability, increase resilience and ensure public safety and security; and

(b) recognising and supporting development required for operational defence and security purposes, and ensuring that operational sites are not affected adversely by the impact of other development proposed in the area.

In terms of safety of the site a risk assessment will be carried out by our contractor prior to construction and included in the Works Information. Dynamic risk assessments take place as activity on site changes or move. The construction site itself will be operated by Volker Stevin under the CDM Regulations. It is however anticipated that with the removal of the existing ~5m hedging on the south-eastern boundary of the site that an increased ball strike risk may be left to footpath users with the construction of the flood wall and fencing to a height of 2.5m from the footpath. Planning submission now includes for a new flood wall and paladin fence along BAC/EE boundary; the flood wall is 1.3m high with the fence taking it to a total of 2.5m high from the footpath to reduce risk of ball strike to path users. and Figure 5 for a visualisation of the completed defences to the rear of the site.

Sport England have requested that a ball strike survey take place prior to construction start and post construction. These have been costed at £1600 and will be undertaken once mitigation is approved. It is expected that this will recommend the addition of netting to the top of the fencing and we have discussed this in advance, netting will be provided in consultation with the club and in line with the recommendations of the surveys. The EA will undertake the the ball strike surveys prior to construction start in June 2022 and post construction as requested.

The BAC/EE club have raised queries over how traffic management will be managed in front of the club house and on site. The pitches will be fenced off and temporary traffic management will be put in place for the temporary access with appropriate signage by our

contractor as well as gated access to the remaining pitches. A copy of the Works Information can be supplied if required.

Figure 5: Visualtion of new defences to rear of BAC/EE site and inset existing view.



Reinstatement of BAC/EE

Volker Stevin will be working in 100m sections to construct the scheme and will return the BAC/EE site back to its current condition as soon as each sectional completion allows. All remediation is completed by 1st June 2023 and Appendix 2 details the reinstatement in the form of turf to areas of playing field impacted and seeding to the rest of the site.

All remediation works will be signed off by an independent sports turf consultant. An agronomy report will be taken prior to the works and after remediation to ensure the site is appropriately remediated as requested by Sport England.

Agreements between parties

An agreement between the EA and Archbishop School on the use of the pitches during June 2022-June 23 will be in place. Sport England may also require an agreement with the EA as a result of the planning condition discharge and implementation of the mitigation strategy prior to works starting at BAC/EE.

Conclusion

In conclusion, both sports facilities will be impacted by the works. The EA believes it has consulted with those directly impacted and with the providers as well as the general public and communities to understand the impacts of the scheme and the mitigation required for those impacts.

Ultimately continuity of play has been achieved through the temporary relocation of the activities impacted, the sites will be remediated and in some circumstances enhanced as a result.

The main benefit to sport in Preston and Lancashire as a whole is that 3 new grass pitches will be brought into permanent use with the potential for Sir Tom Finney FC and Archbishop school to gain maintenance funding for a further 10 years. The cricket ground at BAE Warton will also be remediated. New relationships have also been built to help with the sharing of facilities in the future between Archbishop School, BAC/EE Club/ BAE Warton and Sir Tom Finney FC and PNE Girls.

The EA is also committed to working with BAC/EE Club to support with other enhancements where possible to support it as a community facility.

Appendices and Figures:

Figures:

Figure 1: Timetable for construction and remediation

Figure 2: Existing BAC/EE Pitch sizes

Figure 3: Temporary area of BAC/EE site out of use in square metres

Figure 4: BAC/EE existing pitch sizes

Figure 5: Visualisation of new flood defences

Appendices:

Appendix 1: Site location plan and location of existing playing fields

Appendix 2: Detailed design and proposed location of permanent flood defences and reinstatement

Appendix 3: PSD Report: Specification of Works for Drainage and Improvements to Natural Grass Sports Pitches

Appendix 4: PSD Report: Agronomic Appraisal and Feasibility Study

Appendix 5: ECB/GMA Performance Quality Standards Cricket Square – Playing Season

Contacts:

Sport England: Melanie Hughes, Janet Bellfield (Planning Manager) [REDACTED], Richard Fordham

County Pitch Advisor: Adam Cooper

Football Foundation: Sean Burke: [REDACTED]

Lancashire FA: Lee Boyer, Head of Facilities and Investment

Grounds Management Regional Association: Adam Cooper, Pitch Advisor

Preston Sports Club: Simon Marshall [REDACTED]

BAC/EE Social and Sports Club: Dave Wilcock (Chair, League representative), Bob Kirkby (President and Secretary) Bernadette Hitchon.

England Hockey – Jamie Pover [REDACTED]

English Cricket Board – Sue Redfern

Archbishop Temple School: Ivan Catlow (Head), David Taberner (Head of PE)