

HOLBEACH UNITED COMMUNITY SPORTS ACADEMY (CSA)

CREATION OF COMMUNITY 3G FOOTBALL TURF PITCH (FTP)

DESIGN AND ACCESS STATEMENT

S21-233
NOVEMBER 2021



S&C SLATTER
CONSTRUCTED WITH INTEGRITY

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DOCUMENT CONTROL

Project Title	Holbeach United Community Sports Academy (CSA) Community 3G Football Turf Pitch (FTP)
Document Title	Design and Access Statement
Client	Holbeach United Community Sports Academy (CSA)
Project Number	S21-233
Note	This report has been prepared for the sole benefit of our client for the purposes set out in this report and instructions commissioning it
Note	Plans included in statement not to be scaled
Note	Please refer to scaled plans included with application pack

REVISION HISTORY

Revision	Description	Issued By	Date	Status
.00	Planning Issue	TB	12 11 2021	For Approval

1.0 INTRODUCTION

1.1 REPORT STRUCTURE

This Design and Access Statement (DAS) has been prepared for Holbeach United Community Sports Academy (CSA) by S&C Slatter.



This statement accompanies an application for full planning permission for the creation of a Community 3G Football Turf Pitch (FTP) at Holbeach United CSAs football ground.

The Town and Country Planning (Development Management Procedure) (England) confirms the requirement for this statement is as follows:

An application for planning permission shall be accompanied by a statement (a design and access statement) about:

- > *The design principles and concepts that have been applied to the development; and*
- > *How issues relating to access to the development have been dealt with.*

A design and access statement shall:

- > *Explain the design principles and concepts that have been applied to the development;*
- > *Demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;*
- > *Explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been considered; and*
- > *State what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and*
- > *Explain how any specific issues which might affect access to the development have been addressed.*

For South Holland District Council to validate, consider and grant full planning permission for this project, this statement describes the process that has resulted in the submitted development proposal.

It explains the development approach, justification, details of design, and standards of accessibility that are applied to this proposal.

To demonstrate the merits of this proposal, this statement also provides a concise description of relevant constraints and associated factors affecting the development; that have influenced decision making to ensure improved quality, sustainability, and inclusiveness within a suitable setting.

Having adopted relevant policy recommendations and technical guidance, we believe this planning proposal is based upon best design principles for sports facility developments.

1.2 APPLICATION DETAILS

Details for this application are:

APPLICATION TYPE

Other operations

LOCATION

Holbeach United Community Sports Academy (CSA)
Penny Hill Road
Holbeach
PE12 7PR

APPLICANT

Holbeach United Community Sports Academy (CSA)
Penny Hill Road
Holbeach
PE12 7PR

PLANNING AGENT

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DEVELOPMENT PROPOSAL

Creation of a Community 3G Football Turf Pitch (FTP) (8213 sq. metres) with associated features including:

- > 3G football turf pitch (7420 sq. metres);
- > 4.5m high ball stop fencing with entrance gates to form an enclosure around FTP perimeter;
- > 1.2m high and 2.0m high pitch barriers with entrance gates internally within fenced FTP enclosure;
- > 2.6m high maintenance equipment storage container (15 sq. metres) within fenced FTP enclosure;
- > 15.0m high LED floodlights (6no.) around FTP perimeter;
- > 4.0m high LED amenity light (1no.) along pedestrian access;
- > Hard-standing areas for pedestrian access and circulation, portable goals storage, as well as vehicular access (778 sq. metres).

2.0 SITE ASSESSMENT

2.1 HOLBEACH UNITED COMMUNITY SPORTS ACADEMY (CSA)

The application site comprises an existing grassed playing football pitch at Holbeach United CSA's football ground (greenfield development).

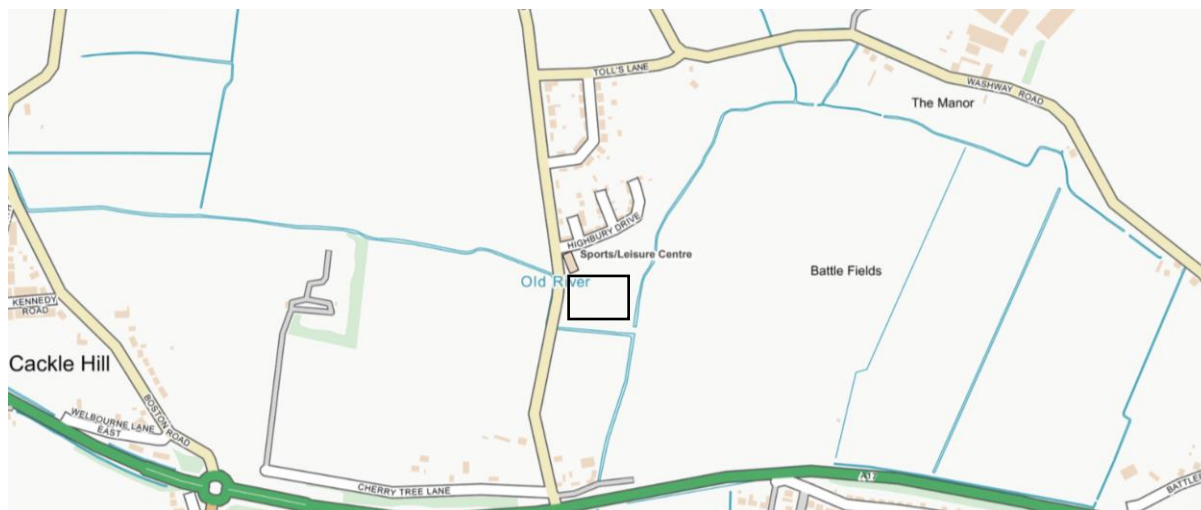
The national grid reference for the centre of the proposed Community 3G Football Turf Pitch (FTP) is approximately 536198, 325933.

To the North of the application site is the club's pavilion building, gravel surfaced car park, and access (pedestrian and vehicular) adjoining Highbury Drive. A recently constructed residential housing development is immediately beyond the football ground to the North.

To the South of the application site beyond a drainage ditch are grassed playing football pitches owned by Holbeach United CSA. Agricultural fields are present to the East and West of the application site with a sewage works further to the West.

Steel mesh fencing and timber fencing bounds the Northern, Eastern, and Southern perimeter of the football ground.

Drainage ditches are present along the Southern and Eastern boundaries of the application site and football ground.



COMMUNITY 3G FTP APPLICATION SITE 

HISTORY

Maps from the 1880s show the application site as part of an agricultural field with a pond present to the North West of the site. The Old River is present along the Western, Southern and Eastern site boundaries. Penny Hill Road is present to the West of the site with agricultural fields to the North, South, East, and West of the site.

Maps from the late 1930s show the land to the North of the site as a residential area.

Maps from the 1970s show the Old River to now be labelled as a drain. The site remains unchanged until the 1970s where it is shown as a nursery, sewage works are present to the West of the site from the 1970s.

Maps from the 1990s show the expansion of the nursery to the land South of the site.

Aerial imagery from 1999 shows the site to comprise greenhouses associated with the nursery with areas of surfacing and hardstanding parking to in the west.

Aerial images from 2006 and 2007 show the greenhouses being dismantled with above ground structures absent from 2007.

Aerial images from 2016 show the site as grassed playing fields with a building in the North Western corner of the site. An area of rough ground is present to the North of the site on images from 2016 until 2020 where the area is occupied by residential properties.

Aerial images from 2016 show the drainage ditch present along the southern site boundary to have been realigned (images from 2007 show it to meander from East to West whereas images from 2016 show the ditch to be straight from East to West).

Aerial images from 2020 show the recently constructed residential housing development is immediately beyond the football ground to the North.

2.2 STAKEHOLDER ENGAGEMENT

SOUTH HOLLAND DISTRICT COUNCIL

Preceding this application, Holbeach United CSA discussed the proposal with South Holland District Council on several occasions; as follows:

July 2019	Meeting with Councillor Drury to discuss the project.
September 2019	Meeting with Councillor Drury and two South Holland District Council Planning Officers – Mr Fiddler and Mr Norman to discuss the project and to receive advice concerning probable planning conditions, such as noise control and lighting control.
January 2020	Meeting with South Holland District Councillors pre-application consultation group. This meeting took place on 24th January 2020 at the District Council offices, chaired by Mr Gamma-Jones. The proposal was presented to the consultation group and received positively after questions and answers. The group commented there would be no concern about parking capacity and access to the football ground. Excessive light split was a concern and the risk of new floodlights shining directly in to house windows, therefore a sensitive external lighting strategy would be required. Noise impact was also a concern, and it was agreed that the Council would attach an appropriate condition to the planning permission to ensure the facility would not be used after a certain time except in certain circumstances such as extra time in any cup matches.

SPORT ENGLAND

Preceding this application, a pre-application enquiry was submitted to Sport England (reference 20210906 59684).

Sport England's response was generally positive and concluded that that proposed 3G AGP / FTP replaces an existing defined football pitch area with no other sports or capacity to accommodate other sports, with respect to on site impact terms, Sport England would not wish to raise an issue; and the strategic need for a facility in the Holbeach area appears therefore to be established. Sport England were concerned about any adverse impacts to local artificial pitches, the opportunity for ruby and multi-use applications, and the outcome of pre-application discussions between the applicant and South Holland District Council; and these queries were addressed as follows:

Potential impacts to local artificial pitches	The potential pitch use (and user groups) that forms part of Holbeach United CSAs business plan to The Football Foundation is provided on page 17 of this document. None of the identified teams currently use Peele School or Glen Park. Glen do run 6-a-side leagues, but not many other football activities. The Peele School is not used by any of the potential teams identified to use the pitch at Holbeach United CSA. So, the need for the proposed FTP is massive in the local area. Also, England Hockey confirmed that Long Sutton Sports Association and the hockey club, none of the identified clubs to be based at Holbeach utilise the pitch at the Peele School; so this facility would not be impacted by the proposed FTP.
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Opportunity for rugby and multi-use applications

Outcome of pre-application discussions with South Holland District Council

The FTP will be tailored for football activities and there is no support for rugby use.

Please see a summary of pre-application discussions with South Holland District Council above.

2.3 SITE CONTEXT

GREEN BELT / CONSERVATION AREA

The application site is not located within Green Belt nor within a conservation area.

PUBLIC RIGHTS OF WAY

The application site does not contain any public rights of way.

TREE PRESERVATION ORDERS

The application site does not contain any trees preserved by order.

LISTED BUILDINGS

The application site does not contain any listed buildings, although several listed buildings are located around the vicinity of the development site and football ground; as follows:

- > Town Farm (Grade II listed building – reference 6/70) approximately 270m South.
- > Washway House (Grade II listed building – reference 6/80) approximately 640m North East.
- > Barn at Washway House (Grade II listed building – reference 6/79) approximately 640m North East.
- > Pennyhill Farmhouse (Grade II listed building – reference 6/78) approximately 810m North West.
- > Penny Hill Mill (Grade II listed building – reference 6/70) approximately 810m North West.
- > Warehouse at Penny Hill Mill (Grade II listed building – reference 6/70) approximately 810m North West.



COMMUNITY 3G FTP APPLICATION SITE

FLOOD RISK

HM Government's website Flood Map for Planning confirms the development site is located within a Flood Zone 3 and has a high flood risk probability from rivers or the sea (a 1-in-100 or greater annual probability of river flooding; or a 1-in-200 or greater annual probability of sea flooding).

Also, flood risk from surface water is very low with a chance of less than 0.1% each year of flooding and there is no flood risk from reservoirs.

COAL MINING RISK

The Coal Authority's interactive map confirms the development site is not located within a coal mine reporting area and not subject to historical coal mining activities.

BIODIVERSITY / ECOLOGY

The application site is not located within a Local Wildlife Site nor within a Site of Importance for Nature Conservation (SINC).

TOPOGRAPHY

Topographical levels indicate the development site (the grassed football pitch) is relatively level, with a negligible fall and profile.

SURFACE WATER DRAINAGE AND INFILTRATION

Infiltration testing carried out during a recent ground investigation within 1.0m deep boreholes (within clayey silty sands and sandy silts) recorded a fall of 20mm over a 243-minute monitoring period. Near surface soils are therefore considered to be effectively impermeable and not suitable for shallow soak-away drainage. Consequently, an alternative surface water drainage solution is necessary.

Two drainage ditches surround the football ground, the first routed along the Eastern site boundary; and a second drainage ditch routed along the Southern site boundary. These drainage ditches provide the most appropriate outfall solution for surface water drainage, subject to securing appropriate approval from South Holland IDB.



COMMUNITY 3G FTP APPLICATION SITE

GEOLOGY

BGS (British Geological Survey) mapping indicates superficial Tidal Flat Deposits (sand, clay, and silt) over bedrock geology of the West Walton Formation (clays, mudstone and siltstone).

Nearby borehole records to the south of the site suggest sandy silts over silty sands to depths of 6m bgl with groundwater encountered between 2m bgl and 3m bgl.

HYDROLOGY AND HYDROGEOLOGY

Both superficial Tidal Flat Deposits and bedrock geology of the West Walton Formation are designated as unproductive strata. The site is not located within a Source Protection Zone (SPZ).

LANDFILL

According to the British Geological Survey, there is no artificial ground on site or in close proximity.

Historical and authorised landfill sites are also not mapped on site, although one historical landfill is mapped approximately 110m to the South East of the application site.

UXO RISK

UXO risk is considered to be low within the site boundary and surrounding area. Consequently, no further action is considered necessary in this respect.



COMMUNITY 3G FTP APPLICATION SITE

GROUND CONDITIONS

During a recent ground investigation, ground conditions recorded via window sample bore holes as follows:

Topsoil	Topsoil was encountered within WS01, WS02, WS03 and WS04 from ground level to depths of between 0.30m and 0.40m bgl which can be described as a generally brown slightly gravelly clayey silty sandy topsoil with gravel comprising fine flint, quartzite, and occasional brick fragments.
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Made Ground	Underlying Topsoil and from ground level within WS05 and WS06, made ground was encountered. The made ground encountered was variable, generally comprising brown gravelly sands with flint, brick, glass, slate, and ash to depths of between 0.70m bgl and 0.60m bgl. WS02 encountered dark grey very sandy clay / silt made ground with an organic odour between 0.70m and 1.80m bgl. Within WS05 between 0.80m and 0.95m bgl an orange-brown gravelly sand with Styrofoam and plastic sheeting were encountered.
Tidal Flat Deposits	Underlying Made ground across the site at depths of between 0.8 to 1.8m bgl, and Topsoil within WS03, soils believed to be of representative of Tidal Flat Deposits were encountered. Soils generally comprised of loose brown slightly clayey silts and loose brown silty sands to depths of between 2.70m and 5.0m bgl. A generally loose becoming medium dense grey silty sand with occasional fine black sand partings was encountered within WS01, WS02, WS03 and WS04 from depths of between 2.70m and 2.75m bgl to the base of the exploratory boreholes.

CONTAMINATION ASSESSMENT

Laboratory testing and asbestos screening was carried out on a representative sample of Made Ground encountered from WS05 at 0.40m to assess the potential risk of harm to human health.

On the basis that the site will become a surfaced sports pitch following redevelopment, a public open space (park) is considered the most appropriate model for exposure following CLEA; and the associated guideline values have been adopted for Tier 1 Screening. These are considered to be screening values by which any exceedance should be further considered as to whether it presents a potentially unacceptable risk of harm to receptors identified by our conceptual model.

All measured concentrations of metals, metalloids, polycyclic aromatic hydrocarbons fall below guideline values for a public open space and no asbestos was detected in the samples.

Therefore, soils do not exhibit any significant contamination or present a risk of harm to human health for the proposed site use (the proposed Community 3G Football Turf Pitch (FTP)).

2.4 SITE SUITABILITY

Optimum site characteristics were considered during feasibility and design development stages preceding this proposal, including:

- A. Safeguarding and wellbeing of all facility users.
- B. Convenient proximity to changing rooms and welfare accommodation (within an adjacent club pavilion).
- C. Convenient proximity to management and administration facilities (within an adjacent club pavilion).
- D. Adequate access arrangements including footpath routes, local vehicular parking facilities, local public transport systems and green travel opportunities.
- E. Avoidance of physical hazards (including historical coal mining, utilities and services, adverse land conditions, contaminated ground, or landfill).
- F. Avoidance of unacceptable impacts to residential amenity (by way of noise, visual and artificial lighting; as well as general disturbance); or the ability to introduce mitigation measures to the careful proposal design.
- G. Avoidance of unacceptable impacts to any protected species, local biodiversity, ecology, and arboriculture; or the ability to introduce mitigation measures to the careful proposal design.

H. Ability to retain an adequate amount of playing pitches for future community sport (football) requirements.

We believe the application site provides the best solution for these considerations.

The prime purpose of the football ground will remain unaltered, facilitating football training, coaching, education, and skills development, as well as match opportunities.

The proposed Community 3G Football Turf Pitch (FTP) will accommodate enhanced and increased football activities and will help to reduce the stress and wear when inclement and winter weather conditions could render the current grass football pitches unplayable.

Once implemented; the new facility will be appropriate in its location. The proposed development will enhance the performance quality and maximise the benefits of this sporting amenity, whereby the development has no adverse visual impact or impact on local and residential amenities or the surrounding environment.

This is because several mitigation features would be implemented to the FTP to prevent unacceptable impacts.



COMMUNITY 3G FTP APPLICATION SITE

In summary, the proposed Community 3G Football Turf Pitch (FTP) will replace a grass football pitch at Holbeach United CSAs football ground.

From the beginning of this project, professional advice and recommendations have been sought and received to ensure the FTP design is compatible with onsite characteristics and is complimentary to its setting; whilst being sensitive to and properly preserving residential amenity, local biodiversity, and the surrounding environment.

The FTP will be located close to existing amenities and would provide convenient pedestrian access for football teams, local groups, and all community visitors to the football ground.

The FTP avoids inappropriate impacts to sensitive receptors and this location will afford convenient maintenance and emergency vehicular access as well and providing for suitable management, supervision, and administration by the applicant.

The application site is free from contaminated ground and onerous land characteristics.

We believe this project should be supported by all, because the project benefits outweigh the detriment caused by the loss, or prejudice to the use, of the area of the existing grass football pitch; to be replaced by the FTP.

The FTP will replace part of an existing grassed playing field with:

- > Better quality, sustainable provision.
- > In a suitable location.
- > Supported by effective management arrangements.

We understand this proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595).

Sport England would therefore consider whether this proposal affects a playing field and against their own playing fields policy.

We believe this proposal is acceptable in principle, because it would satisfy exception 5 of Sport England's adopted Playing Fields Policy, as follows:

Exception Policy E5:

The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.

3.0 REASONS FOR DEVELOPMENT (USE)

3.1 PLAYING PITCH STRATEGY

The South Holland Playing Pitch Strategy 2019 (PPS) confirms the need for at least two (and possibly three 3G AGPs depending on growth) in the district. Within the strategy, Holbeach United CSA raised issues of inadequate training facilities locally, and the requirement for the proposed Community 3G Football Turf Pitch (FTP) in Holbeach. The strategy also identified a pitch shortage to meet unsatisfied demand and the problems of poor maintenance.

The strategy identifies several location options including the application site at Holbeach United CSA, which would become an excellent venue and contribute to fulfilling the strategy objectives.

3.2 LOCAL FOOTBALL FACILITIES PLAN

The South Holland Local Football Facilities Plan (LFFP) identifies Holbeach United CSA as a priority project for investment for an FTP within the Holbeach or Sutton Bridge area, based on two principal factors: deliverability and outcomes (quality, inclusivity, sustainability, engagement, and usage).

The purpose of this plan is to identify the priority projects for potential investment in the district:

“Within 10 years, we aim to deliver great football facilities wherever they're needed. As the nation’s most popular team sport, football has the power to contribute positively to vital social outcomes and health priorities.

To maximise this power, facilities must be welcoming environments to attract first-time users and repeat visits, whether for informal, recreational, or competitive football. Research clearly and continually demonstrates the positive impact high-quality football facilities, in the right locations, can have on participation and enjoyment.

Latent demand exists, but facility quantity and quality must ‘step up’ if football is to reach out to everyone.”

As such, this proposal has been strategically identified by Lincolnshire Football Association and The Football Foundation as a centre for grassroots development and investment. Reasons for this selection are as follows:

Current Users	Holbeach United Community Sports Academy accessed by 18 affiliated teams from Holbeach United Youth FC including girls teams.
Rationale	An area of high football demand, with 32 teams across Sutton Bridge, Holbeach and Long Sutton. Sites sits within areas of higher deprivation. Also, opportunity to increase participation across other formats of football. An FTP in the area would increase match capacity to support with club growth aspirations. Holbeach United CSA reports that site will also be accessible to neighbouring primary school during the day, and it is also used for School Games Tournaments - including all girls tournaments.
Project Focus	Adult male. Disability. IMD / lower social economic groups. Mini soccer. Small-sided recreational. Small-sided teams and leagues. Youth female. Youth male.

Therefore, the provision of an FTP at Holbeach United CSA, will provide local football clubs and teams access to a strategically needed state of the art playing and training facility. There would also be significant opportunities for additional clubs, teams, and community groups to utilise and new facility (please see below).

3.3 IDENTIFIED NEED AND COMMUNITY USE

The proposed FTP would provide a valued training and a competition facility for Holbeach United CSAs football teams, community football clubs, and other local organisations. The facility would be used affiliated football clubs, individuals, and targeted groups in the evening and at the weekend.

Providing enhanced sports facilities will expand the range of accessible sports, recreation, and community facilities to local schools, clubs / organisations, and other local groups.

Community access is of paramount importance and with an improved sporting amenity, there will be an emphasis on significantly increasing the education-club links in the locality to enhance long-term sustainability of the site.

This is demonstrated by the potential usage plan shown below:

Day	9am-10am	10am-11am	11am-12pm	12pm-1pm	1pm-2pm	2pm-3pm	3pm-4pm	4pm-5pm	5pm-6pm	6pm-7pm	7pm-8pm	8pm-9pm
Monday	Maintenance		University Academy Holbeach						School-club Links	Spalding United Youth FC	DWF - Disability	Holbeach United CSA
Tuesday	Multi-Sport Academy								School-club Links	Moulton Chapel FC	Holbeach United CSA	Holbeach United CSA
Wednesday	University Academy Holbeach					Peterborough United Foundation				Holbeach United CSA		
Thursday	Maintenance		University Academy Holbeach					Peterborough United Foundation	Just Play/Walking Football		Holbeach United CSA	
Friday	University Academy Holbeach								Moulton Chapel FC		LinxVets (Adult Male)	
Saturday	Holbeach Recreational Girls		Holbeach United CSA Matchplay							FACILITY CLOSED		
Sunday	Holbeach United CSA Matchplay									FACILITY CLOSED		



PROPOSED COMMUNITY 3G FTP

3.4 SUSTAINABILITY

Holbeach United CSA wish to develop their facilities to provide better opportunities for their football teams and for local community groups to continue to access high quality facilities for football activities.

The proposed FTP will complement the existing local football facilities, and together, will be promoted as a hub of the local community.

Holbeach United CSA has already demonstrated they can manage and maintain facilities to a high standard and have a clear approach to being a hub for the local area, by delivering more successful football initiatives and programmes.

They will work hard to ensure that the project will be responsible for generating sufficient income to cover all running costs including the required staffing needed for proper maintenance and management systems.

They will ensure that regular FTP maintenance activities are implemented by their grounds team and specialist contractors, to perform specialist maintenance on a periodic basis.

A sinking fund using revenue will be collected from community hire to replace the 3G football turf surfaced FTP at the end of its functional life, along with further necessary refurbishment works**.

**Income collected from community hire will be used to fund FTP running costs and this is vital to secure financial sustainability (rather than being a profit-motivated project) including:

- > Regular and periodic maintenance work, staffing, and supervision.
- > Electrical power consumption (floodlights).
- > Spares and repairs (replacement football goals and netting).
- > Periodic floodlights testing with inspections and maintenance work.
- > Periodic performance testing (to ensure the field of play remains safe for play).
- > Refurbishment of 3G football turf surface (the field of play), fencing, floodlights, and other associated works at the end of an initial life cycle (say after eight to ten years).

This proposal has the capacity to serve the Holbeach and Sutton Bridge area with a substantial catchment population and significant unmet football demand for a state-of-the-art facility (the proposed Community 3G Football Turf Pitch (FTP)) for match play and training activities.

As the nation's most popular team sport, football has the power to contribute positively to vital social outcomes and health priorities. To maximise this power, the FTP would be a welcoming environment to attract first-time users and repeat visits, whether for informal, recreational, or competitive football.

Holbeach United CSA is identified by stakeholders as an optimum site for grassroots football development.

This proposal will contribute to The South Holland Local Football Facilities Plan and Playing Pitch Strategy. Determining factors include community sporting benefits, deliverability, site constraints and access and movement.

The plan is to increase grassroots football development at the Holbeach United CSA and to encourage whole-life sport for young aspiring footballers via enhanced pathways into open-age football.

The FTP will facilitate increased FA Charter Standard provision in order to provide the best environment for football development in the community. The journey from mini-soccer advancing through youth football into open-age football will be promoted further via improved links between local clubs and community groups, made stronger with pre-arranged and structured community access to the FTP.

4.0 PROPOSAL CHARACTERISTICS (DESIGN)

4.1 DESIGN CRITERIA AND STANDARDS

With respect to design criteria and standards, this proposal is designed in accordance with the following relevant sources of technical guidance and performance quality standards which are appropriate to external artificial sports facilities:

COMMUNITY 3G FOOTBALL TURF PITCH (FTP)

The Football Association (FA) Guide to 3G football turf pitch design principles and layouts.

Federation Internationale de Football Association (FIFA) Quality Programme for Football Turf: Handbook of Requirements October 2015 Edition – FIFA Quality.

Sport England Design Guidance Note 'Artificial Surfaces for Outdoor Sport' – updated guidance for 2013.

The Sport and Play Construction Association (SAPCA) Quality Control Protocol for Sports Performance Infill.

GROUNDWORK / FORMATION / DRAINAGE / BASE / FOUNDATIONS

The SAPCA Code of Practice for the Design, Specification and Testing of Bases for Outdoor Synthetic Sport Areas.

BS EN 1610:2015 Construction and testing of drains and sewers.

BS 5911-3:2010+A1:2014 Concrete pipes and ancillary concrete products. Specification for unreinforced and reinforced concrete manholes and soak-aways (complementary to BS EN 1917:2002).

BS EN 13285:2018 Unbound mixtures. Specifications.

Manual of Contract Documents for Highway Works Volume 1 - Specification for Highway Works SERIES 600 Earthworks.

Manual of Contract Documents for Highway Works Volume 1 - Specification for Highway Works SERIES 800 Road Pavements – Unbound, Cement and other Hydraulically Bound Mixtures.

ASPHALT PAVING / HARD STANDING AREAS

BS EN 1339:2003 Concrete paving flags. Requirements and test methods.

BS EN 13108-1:2016 Bituminous mixtures - material specifications. Asphalt concrete.

BS 594987:2015+A1:2017 Asphalt for roads and other paved areas. Specification for transport, laying, compaction and product type testing protocols.

BS EN 12616:2013 Surfaces for sports areas. Determination of water infiltration rate.

BALL STOP FENCING / PITCH BARRIERS

The SAPCA Code of Practice for the Construction and Maintenance of Fencing Systems for Sports Facilities.

BS EN 15312:2010 A1:2 Free access multi-sports equipment – Requirements, including:

Clause 5.5.1.2.1 Resistance to repeated impact of footballs.

Clause 5.5.1.2.2 Very intense forceful impact resistance to player's kicks.

BS EN 15312:2007+A1:2010 Free access multi-sports equipment. Requirements, including safety, and test methods.

BS 1722-16:2009 Fences. Specification for powder coatings used as a plastics finish to components and mesh.

BS EN 335:2013 Durability of wood and wood-based products. Use classes: definitions, application to solid wood and wood-based products.

FLOODLIGHTS

The Football Association (FA) Guide to Floodlighting.

Sport England Design Guidance Note: Artificial Sports Lighting – Updated guidance for 2012.

BS EN 12193:2018 Light and lighting. Sports lighting.

The Institution of Lighting Professionals (ILP): Guidance Notes for The Reduction of Obtrusive Light – Guidance Note 01/20.

BCT / ILP Guidance Note 08/18 – Bats and artificial lighting in the UK.

BS 7671:2018+A1:2020 Requirements for Electrical Installations. IET (The Institute of Electrical Engineers) Wiring Regulations.

PEDESTRIAN ACCESS

Sport England Design Guidance Note 'Accessible Sports Facilities 2010'.

The Building Regulations 2010 Approved Document M: Volume 2 - Buildings other than dwellings.

GENERALLY

Works will comply with current Building Regulations and British / European Standards applicable to the proposal.



PROPOSED COMMUNITY 3G FTP

4.2 AMOUNT

This proposal has been prepared in accordance with published Design Guidance Notes (The Football Association (FA) / Sport England) appropriate to external artificial community football facilities.

The intended amount of development is:

Item	Size	Area
Football pitch field of play	1 no. 106 x 70m	7420m ²
Hard standing areas	Various sizes*	793m ²
Total		8213m ²

*Including goal storage areas, pedestrian access and circulation, vehicular access, weed barrier, and maintenance equipment storage container

4.3 SCALE

This FTP proposal contains several above-ground structures and boundary treatments as follows:

LED FLOODLIGHTS

Six 15.0m high floodlights.

LED AMENITY LIGHTING

One 4.0m high amenity light with associated lamp post.

BALL STOP FENCING AND PITCH BARRIERS

4.5m high steel mesh ball stop fencing forming the FTP enclosure with 2.4m high and 3.0m high steel (mesh infilled) entrance gates.

1.2m high and 2.0m high steel mesh pitch perimeter barriers within the FTP enclosure (separating the field of play from adjoining hard standing areas) with 1.2m high (mesh infilled) entrance gates.

MAINTENANCE EQUIPMENT STORAGE CONTAINER

2.6m high maintenance equipment store.

GRASS MOUND

One 1.5m maximum height grass mound located in the periphery of the Southern playing field.

4.4 APPEARANCE

The choice of materials within this proposal reflects the materiality and conformity of similar Community 3G Football Turf Pitch (FTP) installations. Materials have been selected for the following reasons:

- > High performance.
- > High quality enduring appearance.
- > Suitability within local playing field vernacular.
- > Durable and robust.
- > Low maintenance.
- > Energy efficient and sustainable.

We believe the proposal design is complementary to the Holbeach United CSA environment and will introduce minimal visual impact, this being vital to ensure this proposal is sympathetic to its surroundings and does not create unacceptable impact to adjacent public areas or to the amenity of residential neighbours.



PROPOSED COMMUNITY 3G FTP

COMMUNITY 3G FOOTBALL TURF PITCH (FTP)

Football Turf Pitches (FTPs) are a high quality and indispensable part of modern football facilities; their impact cannot be underestimated. In recent years, the industry has seen major innovations and improvements to artificial surfaces, and sports lighting. This has created playing surfaces that replicate a good standard natural turf pitch whilst significantly increasing levels of use (up to twenty-fold in comparison to a natural turf pitch).

The high quality, consistent playing surface is the ideal environment to play the game and for young people to learn and with regular maintenance programmes,

FTPs can be heavily used all year round with no decline in quality. They almost completely negate annoying fixture cancellations during winter months, helping football to be a key part of a regular physical activity habit.

The way 3G FTPs are used is rapidly changing; current line-marking systems allow for match play across all formats of football (5v5, 7v7, 9v9 and 11v11). This enables significant levels of match-play to be transferred from grass to 3G football turf.

3G FOOTBALL TURF SURFACE

The appearance of the 3G football turf pitch surface (the field of play) will comprise a 3G artificial grass and partially infilled with silica sand (for stability) and SBR (for performance), coloured grass green. This surface type is recognised as the most suitable artificial playing surface for community football and youth football development.

For football applications, this proposed pitch surface is credited as 'preferred football surface' and 'surface for high level competition / training' within Sport England's guidance document 'Selecting the Right Artificial Surface for Hockey, Football, Rugby League and Rugby Union' Issue 002 / December 2010.

To support The Football Association's development plans into grassroots football and to generate maximum sport developmental potential, the FTP will provide five principal types of football applications with a variety of match play pitches and training areas within the same enclosed playing space.

The formal pitch arrangement will be:

- > 1no. 11v11 Youth U17/18 and Open Ages football pitch (100 x 64m).

- > 2no. 9v9 Youth U11 / U12 football pitches (63.8 x 45.9m each).
- > 2no. 7v7 Mini Soccer U9 / U10 pitches (55 x 37m each).
- > 4no. 5v5 Mini Soccer U7 / U8 pitches (37 x 27m each).
- > 4no. Training pitches (48 x 30m each).

Permanent pitch lines and markings will be installed to create the 11v11 football pitch, plus multi-coloured markers around the field of play periphery for youth football pitches as well as for mini soccer pitches.

Painted lines and markings will be installed to create the 9v9, 7v7, 5v5 and training pitches.

All run off areas around the field of play comply with The Football Association standards.



3G FOOTBALL TURF

LED FLOODLIGHTS

The appearance of new floodlights will comprise steel masts finished galvanised (Z275) self-coloured, mounted with LED luminaires within a Die-Cast housing finished RAL7016 Anthracite Grey.

The floodlights system includes six sectional octagonal base-hinge steel masts (15.0m high) mounted with eighteen LED luminaires in total.

Three floodlight masts would be positioned evenly along the Northern FTP enclosure and three floodlight masts would be positioned evenly along the Southern FTP enclosure.



LED FLOODLIGHTS

LED AMENITY LIGHTING

The appearance of one new amenity light will comprise a steel lamp post finished galvanised (Z275) self-coloured, mounted with a LED luminaire within a Die-Cast housing finished RAL7016 Anthracite Grey.

This amenity light would be located along the new pedestrian to the FTP from the connecting club pavilion and car parking area.



LED AMENITY LIGHT

BALL STOP FENCING AND PITCH BARRIERS

The appearance of perimeter ball stop fencing (4.5m high) and new pitch barriers (1.2m high and 2.0m high) with associated gates will comprise polyester powder coated RAL9005 Jet Black, all supported with an intermediate post system and entrance gates of matching colour.

The fencing type will be steel open mesh fencing containing a general 200x50mm aperture (and 66x50mm rebound aperture to the internal pitch perimeter barrier).

Fencing materials are consistent with The Football Association (FA) technical requirements for FTP fencing.

0.2m high and 0.5m high containment barriers would be built into ball stop fencing) to minimise SBR infill loss from the FTP and to prevent the transfer of SBR to the surrounding environment. Several design details are introduced to this proposal to minimise infill loss in accordance with The Football Association and FIFA recommendations (please see section 4.5 below).

Fence panels would be insulated from the posts using neoprene washers to be fitted to every fence post / mesh fixing point to aid noise reduction and acoustic attenuation by reducing rattle and vibration from ball impacts.



BALL STOP FENCING

MAINTENANCE EQUIPMENT STORAGE CONTAINER

The appearance of the new maintenance equipment store (2.529m high x 6.06m long x 2.44m wide) will comprise high tensile profiled steel, finished polyester powder coated RAL6005 Moss Green.



MAINTENANCE EQUIPMENT STORAGE CONTAINER

HARD STANDING AREAS

The appearance of new hard standing areas (clean pedestrian access and circulation, vehicular access, and portable goal storage areas) will comprise grey black coloured porous asphalt.



PITCH BARRIERS AND ADJOINING HARD STANDING AREAS

SOFT LANDSCAPING

Except for new hard landscaping treatments comprising porous asphalt surfacing for pedestrian circulation and pedestrian / vehicular access, all other soft ground surrounding the area affected by the development shall be reinstated to grass (in accordance with BS 4428:1989 Code of Practice for General Landscape Operations).

This will enable effective grounds maintenance to the surrounding football ground and grass football pitches.

Also, a grass mound will be formed with recycled soils generated during construction work and located in the periphery of the Southern playing field. This new grass mound will be sown with a wildflower meadow mixture to provide habitat for invertebrates (especially pollinators), which will ultimately provide a prey resource for birds, bats, and other small mammals.

4.5 SUSTAINABLE DESIGN AND CONSTRUCTION

SENSITIVE DESIGN

For this project to be accepted, the Community 3G Football Turf Pitch (FTP) design must be sensitive within a recreational open space environment surrounded by the countryside; and the design should provide a complimentary visual appearance to the football ground setting.

The FTP should comprise a limited size and scale enough to facilitate the intended sporting applications only.

3G FOOTBALL TURF SURFACE

Visually, the 3G football turf pitch surface (the field of play) will appear like sports turf and is complimentary to a playing field setting (currently occupied by grass football pitches).

The FTP surface is suited for football activities and to generate sports characteristics, the 3G football turf is infilled with a stabilising material (silica sand) and a performance material (SBR - Styrene-butadiene rubber). During the development of this proposal, a variety of potential performance infill materials have been considered including SBR / EPDM / TPE / encapsulated SBR as well as organic materials.

Currently, SBR is the preferred performance infill material because it offers the following beneficial qualities:

- > Performance
- > Durable
- > Economy
- > No fibre contents
- > Recyclable

During installation, the SBR material used to infill the 3G football turf will accord with the SAPCA Quality Control Protocol for Sports Performance Infill. This protocol has been developed to provide a robust framework of obligations which suppliers and installers must follow to demonstrate compliance with current legislation and regulatory requirements.

The protocol applies to the use of Sports Performance Infills (SPIs) and has been prepared in conjunction with SAPCA's member companies and key stakeholders, including Sport England. An extract from the protocol position statement is as follows:

"The Sports and Play Construction Association, the UK trade body for the sports pitch industry, has developed 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."

SBR CONTAINMENT

As SBR is defined as a microplastic, it is vital to minimise infill loss from the FTP and to prevent the transfer of SBR to the environment by players or by maintenance equipment. Several design details are introduced to this proposal to minimise infill loss (in accordance with The Football Association and FIFA recommendations) including:

- > 0.2m high and 0.5m high containment barriers installed around the FTP enclosure (built into ball stop fencing and pitch barriers).
- > Football boot cleaning stations.
- > Detox units to all gated entrances (steel grates with drainage outlets and waste trays).
- > Surrounding asphalt surfacing / slab paving.
- > Drainage inspection chambers with waste sumps to capture any materials entering the drainage system.

BALL STOP FENCING AND PITCH BARRIERS

The FTP will be enclosed with 4.5m high steel mesh ball stop fencing.

Fencing is essential to ensure the adequate long-term protection of the asset for a variety of vital reasons as follows:

- > To regulate access by providing a formal route onto and from the FTP for players, coaches, and officials.
- > To contain footballs within the pitch during training and competition activities – the variety of football pitch markings will result in goals being placed around the field of play during different types of football matches and training.
- > As such, high level fencing is required around the entire FTP enclosure to provide a reasonable ball stop to catch stray football when mis-hit / mis-shot during play.
- > To protect the 3G football turf pitch surface from contamination that would severely compromise longevity. A substantial capital investment is necessary to install the FTP and the inclusion of an adequate fenced enclosure does provide an effective method to limit the risk of surface contamination and therefore help the valuable pitch surface to fulfill its life expectancy.
- > To help prevent unauthorised use and vandalism – high level fencing does afford protection and would dissuade unauthorised access.

Similarly, new pitch barriers will segregate the 3G football turf pitch surface from adjoining hard standing areas to prevent contamination.

In terms of the visual impact, fence elevations will consist of a weld mesh design comprising see-through steel mesh (polyester powder coated RAL9005 Jet Black) and type is commonly installed around artificial sports pitches.

It is discreet against a rural / countryside background (similar to steel mesh fencing around the football ground boundary) and permits light and views throughout, reducing the visual impact of the fencing.

Whilst the proposed ball stop fencing would introduce a new feature in this area of the football ground, we believe given the distances to the closest residential properties and surrounding public areas; this proposal will not create any excessive levels of overbearing or overshadowing impact. The proposed fence heights are appropriate for the intended activities and would not appear incongruous within the playing field surroundings.

LED FLOODLIGHTS

Six 15.0m high floodlight masts will surround the FTP enclosure, each mounted with two or three LED luminaires (fourteen floodlights in total). These floodlight masts mounted will contain relatively slim profile tubular steel shafts with a galvanised (Z275) self-coloured finish.

They will be new structures that would be visible from nearby residential properties and public areas, but they are not uncommon in a playing field setting in which the application site is located.

We do accept the height of the floodlight masts would result in features which are prominent within football ground, although masts will offer a slim-line profile to minimise daytime appearance and impact and are vital to providing artificial lighting for sports activities after dusk.

The design of modern floodlights is such that is very little spill light and back light is projected around the FTP enclosure and coupled with the adequate distances to any residential neighbours; this artificial lighting will result in minimal impacts to residential amenity; with no unacceptable light trespass into windows and with no unacceptable glare.

LIMITED SIZE

This proposal is in accordance with appropriate technical recommendations published in The FA Guide to 3G Football Turf Pitch Design Principles and Layouts.

The project size and scale are limited to provide space necessary to implement one FTP only, a full-sized 11v11 football pitch with a variety of primary and secondary pitch markings to support open ages, youth and mini soccer and training areas, all within the same enclosed field of play.

CONSTRUCTION PROFILE AND GRADIENTS

The FTP would be constructed with shallow profiles, gradients, and falls (reflecting current topography across the development site) and this decision has been influenced by the following factors:

- > To preserve unbiased and safe ball and player interaction.
- > To ensure the surface profile falls towards to a gravity drainage outlet.
- > To ensure adequate surface water attenuation is contained within the FTP base.
- > To ensure that finished floor levels are not elevated above existing topographical ground levels.

A construction plateau will be created with minor, balanced cut-fill groundwork to inert underlying soils exposed once topsoil is stripped from the development site to establish necessary symmetry and to connect to surrounding land.

SURFACE WATER DRAINAGE

A surface water drainage strategy is proposed to ensure this proposal would resist a critical storm event, thereby preventing the risk of any onsite or offsite flooding in these conditions. Once this strategy is implemented during construction phase; this proposal will not increase flood risk at the football ground.

BASE AND FOUNDATIONS

The FTP substrate (the base and foundations) will comprise stabilised soils (the formation level) covered with imported granular sub-base using Type 3 unbound aggregate (SHW Series 800 / Clause 805) and finished with porous asphalt.

This base will be constructed onto the construction plateau, prepared to resist any potential differential or total instability of underlying soils (in accordance with SHW Series 600 / Earthworks). The plateau will provide competency and load bearing capacity to support the overlying construction / make up upon it and free from risk, preventing differential or total settlement occurs over time.

This is critical to ensure surface regularity is retained over the entire FTP life cycle and to prevent any difficult rectification work.

CLEAN ACCESS AND APPROACH

A 5.0m wide hard standing pathway provides a direct connection between the FTP entrance and adjacent club pavilion, onsite parking facilities, and local public transport services. To regulate access along the final approach to the FTP entrance, this pathway will be bound with 1.2m high timber post and rail fencing.



PROPOSED COMMUNITY 3G FTP

4.6 EFFECTIVE OPERATION AND MANAGEMENT

COMMUNITY 3G FOOTBALL TURF PITCH (FTP) MANAGEMENT

The Community 3G Football Turf Pitch (FTP) will be managed as an amenity to current facilities operated by Holbeach United CSA, who will implement a community use management plan to ensure the FTP is correctly operated.

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

- > Overall responsibilities.
- > Direct reporting systems.
- > Day to day management.
- > Training, staffing, and staff development.
- > Maintenance and security.
- > Community use of facilities.
- > Community booking procedures.
- > Community operational procedures.
- > Local resident communication.

PROPOSED OPERATION TIMES

To satisfy the demands for football club use and community access, the proposed times of FTP use (hours of operation) are:

Monday	09:00 to 21:00
Tuesday	09:00 to 21:00
Wednesday	09:00 to 21:00
Thursday	09:00 to 21:00
Friday	09:00 to 21:00
Saturday	09:00 to 18:00
Sunday	09:00 to 18:00

There are two exceptions to these requested times of use, as follows:

- > In certain circumstances during mid-week cup matches, extra time may be required, so the FTP and floodlights could be used beyond 21:00 curfew time; say up to 22:00.
- > After the final session / activity ceases each evening, a little more time is required for players, coaches, parents, and spectators to safely leave the FTP. This extra illuminated period will also be valuable for loose equipment to be pack-up and removed (say bats, balls, and bibs), for portable goals to be moved into their storage positions, and for the supervisor to lock-up the FTP enclosure each evening.

Therefore, to allow the FTP to be closed properly, the proposed management arrangements beyond the requested 21:00 and 18:00 curfew times are:

Day	Earliest Start of Activity	End of Activity	Final Curfew*
Monday to Friday	09:00	21:00	21:15
Saturday and Sunday	09:00	18:00	18:15

*Floodlights extinguished and FTP locked.

The proposal characteristics comply with relevant sources of technical guidance and performance quality standards.

The Community 3G Football Turf Pitch (FTP) will provide a high-quality 3G football turf pitch to allow structured football activities to provide certainty that scheduled training and matches would not be disrupted during inclement and winter weather conditions.

The FTP design is appropriate and complimentary to the football ground setting.

The sensitive design proposal minimises impacts to the local environment and preserves residential amenity.

For example, noise and light impacts will reduce sufficiently in between the FTP and neighbours to preserve residential amenity and prevent any unacceptable impacts that could result from:

- > Loss of privacy and overlooking
- > Overbearing and dominant impact
- > Loss of light (daylight / sunlight)
- > Noise or disturbance
- > Odour, fumes, or vibration

Similarly, the considerate FTP design will create no harm to biodiversity, or protected species.

The FTP design is sympathetic and sustainable and would be operated by efficient management systems during reasonable hours of use.

5.0 PROPOSAL ACCESS

5.1 ACCESS, TRAVEL AND TRANSPORT

The following details describe how Community 3G Football Turf Pitch (FTP) would be conveniently accessed whenever it is used by Holbeach United CSAs football teams, community football clubs, and other local organisations.

All users should have equal and convenient access to the FTP, both pedestrian and vehicular.

Also, this development must not be prejudicial to the satisfactory functioning of adjacent roads and additional traffic movements generated by extended football activities must not result in unacceptable impacts on the local highway network.

PEDESTRIAN ACCESS

Once people arrive at the football ground, pedestrian access to the FTP will be provided by level and even pavements and hard standing areas, in accordance with:

- > Sport England Design Guidance Note 'Accessible Sports Facilities 2010'.
- > The Building Regulations 2010 Approved Document M: Volume 2 - Buildings other than dwellings.

PARKING OPPORTUNITIES

Holbeach CSA provides onsite car parking with approximately 100no. standard car parking spaces and all parking areas allow adequate vehicle circulation and turning to enable vehicles to enter and exit in a forward gear.



HOLBEACH CSA CAR PARK

PUBLIC TRANSPORT OPPORTUNITIES

All existing public transport modes including buses (especially the CallConnect On Demand bus service) will continue to be available for community visitors to the FTP.

ACTIVE TRAVEL OPPORTUNITIES

All existing green travel modes including walking and cycling (Penny Hill Road is an identified cycle route from Holbeach) will continue to be available and encouraged for community visitors to the FTP.

FTP PARKING DEMANDS

FTP activities will be enjoyed by local organisations (by Holbeach United CSAs football teams, community football clubs, and other local organisations including schools and academies) during the week and at weekends and we anticipate that car parking demands will be satisfied by existing provision, offering ample space to accommodate community visitors travelling by car.

There will be increased traffic movements because of the FTP, but enough car parking provision onsite will be available.

The main periods of FTP use will follow the football league season (typically during autumn and winter throughout September to April). FTP activities would also take place during the spring and summer catering for football training, development activities, summer clubs.

Increased traffic movements to and from the football ground created by community access to the FTP will be managed and mitigated.

EMERGENCY ACCESS

The FTP entrance will provide emergency access for an ambulance if required, to reach the field of play (but not enter the FTP) if a player or official is injured during play and requires medical assistance.

CONSTRUCTION STAGE ACCESS

To ensure construction vehicles will not have a detrimental impact on the vicinity of the development site, adequate parking for construction vehicles will be provided onsite during construction.

Also, for the protection of residential amenity, we propose that times of all demolition, site clearance, and construction operations shall be limited to the following hours:

Monday	08:00 to 18:00
Tuesday	08:00 to 18:00
Wednesday	08:00 to 18:00
Thursday	08:00 to 18:00
Friday	08:00 to 18:00
Saturday	08:00 to 13:00
Sunday	No construction work permitted
Public Holidays	No construction work permitted

No construction access permitted to enter or exit at the start and end of the academic day.

Convenient pedestrian and vehicular access would be implemented, connecting the FTP to the adjacent club pavilion, onsite parking, and football ground entrance.

There will be increased traffic movements because of the proposed FTP, but enough car parking provision locally will be available for all community visitors and Holbeach United CSA will direct all community visitors travelling by car to use designated parking areas.

These measures will ensure that parking demands are satisfied onsite, and do not result in overspill onto the adjacent highways during times of FTP community access.

An Active Travel Plan will also be implemented (please refer to the accompanying Planning Statement for further details).

6.0 DESIGN AND ACCESS CONCLUSIONS

6.1 PROPOSAL COMPLIANCE

ASSESSMENT

Preceding this proposal, the application site and its surroundings has been assessed and found to offer an ideal opportunity to create a proposed Community 3G Football Turf Pitch (FTP) at Holbeach United CSAs football ground.

This conclusion is made for the following reasons:

Physical Context	The FTP would be compatible within its surroundings and is complimentary to its setting within an established football ground. The FTP will be located close to existing amenities and would provide convenient pedestrian access for football teams, local groups, and all community visitors to the football ground. The proposed FTP design is sensitive and properly preserves residential amenity, local biodiversity, and the surrounding environment.
Social Context	The proposed FTP has the capacity to serve the Holbeach and Sutton Bridge area with a substantial catchment population and significant unmet football demand for a state-of-the-art facility (the proposed Community 3G Football Turf Pitch (FTP)) for match play and training activities. This project will deliver genuine benefits in terms of sports engagement and has the ability to enhance health and wellbeing.
Economic Context	This proposal would be financially sustainable, with reasonable income generated to fund all running costs including the required staffing needed for proper maintenance and management systems.
Planning Policy Context	This proposal accords with relevant sections of South East Lincolnshire Local Plan 2011-2036 and National Planning Policy Framework (NPPF) policies (please see the accompanying Planning Statement for full details).

PROPOSAL BENEFITS

The FTP would make a dramatic positive impact to public health and wellbeing for the local football community.

This proposal will contribute to The South Holland Local Football Facilities Plan and Playing Pitch Strategy, and in turn; would support The Football Association’s national playing pitch strategy.

The Community 3G Football Turf Pitch (FTP) will be used by local football teams and community groups during the week and at weekends; via pre-arranged and structured access.

The FTP will allow more intensive football activities to be played which will broaden the opportunity to play sport in the Holbeach and Sutton Bridge area.

CONSIDERATE DESIGN

The sensitive design proposal minimises impacts to surrounding land and preserves residential amenity.

Similarly, the considerate FTP design will create no harm to biodiversity, or protected species,

No trees will be removed to facilitate the FTP.

We believe impacts to the application site and local environment are mitigated by the careful selection of key components, such as the proposed ball stop fencing which creates minimal intrusion and appears quite transparent and does allow views through the fencing mesh.

Floodlights would be directional and designed to illuminate the FTP field of play whilst minimising spill light and back light onto surrounding land.

Floodlights will be used when necessary and only during the opening hours of the FTP after dusk.

The 3G football turf pitch surface (the field of play) is suited for football activities and would appear like sports turf and is complimentary to a playing field setting; with several design details introduced to promote SBR containment and to minimise infill loss.

The proposed FTP would also avoid close season maintenance works which is a common post season requirement for fine sports turf.

These factors will encourage sports participation by those who would otherwise be deterred by the unpredictable condition of natural turf pitches in wet or exceedingly dry conditions.

APPROPRIATE DEVELOPMENT

This project does not intend to alter the land use of the application site (currently a grass football pitch) which represents appropriate development.

The overall aim of the project is to engage as many people in physical activity as possible through the creation of the FTP.

In addition to supporting curriculum activities, key football development programmes will be delivered for women and girls, disability, social inclusion, the ageing population and children and young people.

Improvements to existing sports facilities at Holbeach CSA will encourage participation in sport and leisure activities and in turn, will bring health benefits for everyone engaged with the project.

In conclusion, whilst this proposal will result in the loss of one grass football pitch, the Community 3G Football Turf Pitch (FTP) would create opportunities for increased football activities in comparison to the land it replaces.

This development and its proposed uses outweigh the loss of a grass playing field, and this intensification of use is possible by the introduction of a 3G football turf surface which is more durable to natural turf especially during winter weather conditions, plus the provision of LED floodlights.

The proposed sporting applications directly relate to existing uses at the football ground, which are acceptable in principle; but only once consequential impacts are within acceptable tolerances and thresholds.

The floodlit FTP will not result in adverse impacts to any sensitive ecological receptors, biodiversity, or protected species, to ensure their favourable conservation status is maintained prior to, during and after the FTP is developed.

Equally, residential amenity would be preserved.

This proposal is associated with outdoor sport and may therefore be accepted as appropriate development; an alternative type of sport and recreation provision that is needed to help address identified local deficiencies.

The value of sport and opportunities for an active lifestyle should be supported by everyone because this project benefits outweigh any loss of playing field space.



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