

HOLBEACH UNITED COMMUNITY SPORTS ACADEMY (CSA)

CREATION OF COMMUNITY 3G FOOTBALL TURF PITCH (FTP)

PLANNING STATEMENT

S21-233
NOVEMBER 2021



S&C SLATTER
CONSTRUCTED WITH INTEGRITY

CONTENTS

	Page
1.0 Introduction	3
1.1 Material Considerations	4
2.0 Planning Statements	5
2.1 Development Management and New Development Design	6
2.2 Flood Risk	9
2.3 Natural Environment	15
2.4 Pollution	17
2.5 Community, Health and Well-being	25
2.6 Vehicle and Cycle Parking	29
3.0 Planning Statement Conclusions	32
3.1 Proposal Compliance	33

DOCUMENT CONTROL

Project Title	Holbeach United Community Sports Academy (CSA)
Document Title	Community 3G Football Turf Pitch (FTP)
Client	Planning Statement
Project Number	Holbeach United Community Sports Academy (CSA)
Note	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 MATERIAL CONSIDERATIONS

This Planning Statement 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.

This planning statement provides a concise explanation of how relevant planning policies have been considered and how any specific influences that might affect this proposal have been adequately addressed.

The requirement of this statement is:

- > *A planning statement that identifies the context and need for a proposed development and includes an assessment of how the proposed development accords with relevant national, regional, and local planning policies.*
- > *Scope and content dependent on the nature of the proposed development the type of application, and the sensitivity of the proposed development's location.*
- > *This should include information and commentary on all planning issues relevant to the proposal.*
- > *A planning statement should include information only necessary to enable the assessment of the proposed development.*

We acknowledge that planning policies and material planning considerations relevant to this proposal include:

SOUTH EAST LINCOLNSHIRE LOCAL PLAN 2011-2036

Policy 2: Development Management
Policy 3: Design of New Development
Policy 4: Approach to Flood Risk
Policy 28: The Natural Environment
Policy 30: Pollution
Policy 32: Community, Health and Well-being
Policy 36: Vehicle and Cycle Parking

NATIONAL POLICY – THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

Section 2: Achieving sustainable development.
Section 4: Decision-making.
Section 6: Building a strong, competitive economy.
Section 8: Promoting healthy and safe communities.
Section 9: Promoting sustainable transport.
Section 12: Achieving well-designed places.
Section 14: Meeting the challenge of climate change, flooding, and coastal change.
Section 15: Conserving and enhancing the natural environment.

2.0 PLANNING STATEMENTS

2.1 DEVELOPMENT MANAGEMENT AND NEW DEVELOPMENT DESIGN

RELEVANT POLICIES

SOUTH EAST LINCOLNSHIRE LOCAL PLAN 2011-2036

Policy 2: Development Management
Policy 3: Design of New Development

NATIONAL POLICY – THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

Section 2: Achieving sustainable development.
Section 6: Building a strong, competitive economy.
Section 12: Achieving well-designed places.

POLICY EXTRACT

Policy 2: Development Management

Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to:

- > *size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses;*
- > *quality of design and orientation;*
- > *maximising the use of sustainable materials and resources;*
- > *access and vehicle generation levels;*
- > *the capacity of existing community services and infrastructure;*
- > *impact upon neighbouring land uses by reason of noise, odour, disturbance, or visual intrusion;*
- > *sustainable drainage and flood risk;*
- > *impact or enhancement for areas of natural habitats and historical buildings and heritage assets; and*
- > *impact on the potential loss of sand and gravel mineral resources.*

Policy 3: Design of New Development

All development will create distinctive places through the use of high quality and inclusive design and layout and, where appropriate, make innovative use of local traditional styles and materials. Design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable.

Development proposals will demonstrate how the following issues, where they are relevant to the proposal, will be secured:

- > *the lighting of public places;*
- > *ensuring public spaces are accessible to all;*
- > *residential amenity;*
- > *the mitigation of flood risk through flood-resistant and flood-resilient design and sustainable drainage systems (SuDS).*

STATEMENT

It is necessary to demonstrate this proposal can be accepted as appropriate development at Holbeach United CSA and that very special circumstances may be applied to the proposal because other considerations sufficiently outweigh any perceived harm to surrounding land and local environment, as follows:

DESIGN

This proposal is in accordance with appropriate technical recommendations published in The FA Guide to 3G Football Turf Pitch Design Principles and Layouts. It is sensitive, sustainable, and proportionate; necessary to implement one Community 3G Football Turf Pitch (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.

ACCESSIBILITY

The proposed FTP would be accessed by active travel, and by public transport modes. The FTP will be located close to existing amenities and would provide convenient access for football teams, local groups, and all community visitors to the football ground. Holbeach CSA provides onsite car parking with approximately 100no. standard car parking spaces and measures will be introduced to mitigate and reduce vehicle trip impacts wherever possible, with active travel being encouraged to local football teams and community groups. The FTP location will afford convenient maintenance and emergency vehicular access as well and providing for suitable management, supervision, and administration by Holbeach United CSA.

GROUND CONDITIONS

The application site is free from:

- > Contaminated land.
- > Historical coal mining risks.
- > Utilities and services.
- > Landfill.
- > Unexploded Ordnance.

CHARACTER AND APPEARANCE

The proposal characteristics comply with relevant sources of technical guidance and performance quality standards appropriate to external artificial sports facilities. 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.

The proposal design is complementary to a football ground 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.

RESIDENTIAL AMENITY PROTECTION

The FTP avoids inappropriate impacts to sensitive receptors. Noise and light impacts will reduce sufficiently in between the FTP and neighbours to preserve residential amenity and to prevent 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.

MANAGED FLOOD RISK

A surface water drainage strategy associated with the FTP would resist a variety of storm events catering for the 1 in 30-year flood event as well as management of a 1 in 100-year flood event with an allowance for climate change; thereby preventing the risk of any onsite or offsite flooding in these conditions (this is discussed further within 2.2 Flood Risk).

This solution complies with the second option within the drainage hierarchy and this sustainable surface water drainage scheme will adhere to Local Lead Flood Authority (LLFA) and National Planning Policy Framework (NPPF) requirements, as well as relevant technical standards.

BIODIVERSITY PRESERVATION AND ENHANCEMENT

No trees or hedgerows will be removed to implement the FTP development and 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.

To ensure ecological enhancements are delivered to provide a biodiversity net gain with this proposal, the proposed grass mound located in the periphery of the Southern playing field would 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.

PUBLIC BENEFITS

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) for football match play and training activities. The 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 will replace a grass football pitch with:

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

The plan is to increase grassroots football development 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 achieved via improved links between local football teams and community groups, made stronger with pre-arranged and structured community access to the FTP.

This project will deliver genuine benefits in terms of sports engagement and has the ability to enhance health and wellbeing. A formal community use agreement will be implemented, to secure pre-arranged and structured community access to the FTP for local football teams and community groups.

POLICY DELIVERY

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. This proposal would help meet the shortfalls in provision and recommendations within The South Holland Local Football Facilities Plan and Playing Pitch Strategy, and in turn; would support The Football Association's national playing pitch strategy; in terms of supporting pitch improvements and increasing capacity for football, particularly for curriculum and community youth football and mini-soccer, match play and training.

The Community 3G Football Turf Pitch (FTP) would be acceptable in this location and would create minimal impacts. The proposed sympathetic FTP appearance will preserve the special landscape character and distinctiveness of the football ground and surrounding countryside and will not result in any adverse impacts to views into and out of Holbeach United CSA and will not detract from the public enjoyment of the natural landscape.

We believe the proposed FTP replacing a grass football pitch would be:

- > Complimentary
- > Appealing
- > In-keeping
- > Discreet
- > Appropriate
- > Suitable
- > Attractive
- > Inviting

These very special circumstances confirm this proposal, which is the provision of a facility (in connection with the existing use of land or a change of use) for outdoor sport and outdoor recreation, is appropriate.

2.2 FLOOD RISK

RELEVANT POLICIES

SOUTH EAST LINCOLNSHIRE LOCAL PLAN 2011-2036

Policy 4: Approach to Flood Risk

NATIONAL POLICY – THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

Section 14: Meeting the challenge of climate change, flooding, and coastal change.

POLICY EXTRACT

Policy 4: Approach to Flood Risk

Development proposed within an area at risk of flooding (Flood Zones 2 and 3 of the Environment Agency's flood map or at risk during a breach or overtopping scenario as shown on the flood hazard and depths maps in the Strategic Flood Risk Assessment) will be permitted, where:

- > *The application is supported with a site-specific flood risk assessment, covering risk from all sources of flooding including the impacts of climate change and which:*
 - > *demonstrate that the vulnerability of the proposed use is compatible with the flood zone;*
 - > *identify the relevant predicted flood risk (breach/overtopping) level, and mitigation measures that demonstrate how the development will be made safe and that occupants will be protected from flooding from any source;*
 - > *propose appropriate flood resistance and resilience measures (following the guidance outlined in the Strategic Flood Risk Assessment), maximising the use of passive resistance measures (measures that do not require human intervention to be deployed), to ensure the development maintains an appropriate level of safety for its lifetime;*
 - > *include appropriate flood warning and evacuation procedures where necessary (referring to the County's evacuation routes plan), which have been undertaken in consultation with the authority's emergency planning staff;*
 - > *incorporates the use of Sustainable Drainage Systems (SuDS) (unless it is demonstrated that this is not technically feasible) and confirms how these will be maintained/managed for the lifetime of development (surface water connections to the public sewerage network will only be permitted in exceptional circumstances where it is demonstrated that there are no feasible alternatives);*
 - > *demonstrates that the proposal will not increase risk elsewhere and that opportunities through layout, form of development and green infrastructure have been considered as a way of providing flood betterment and reducing flood risk overall;*
 - > *demonstrates that adequate foul water treatment and disposal already exists or can be provided in time to serve the development;*
 - > *ensures suitable access is safeguarded for the maintenance of water resources, drainage, and flood risk management infrastructure.*

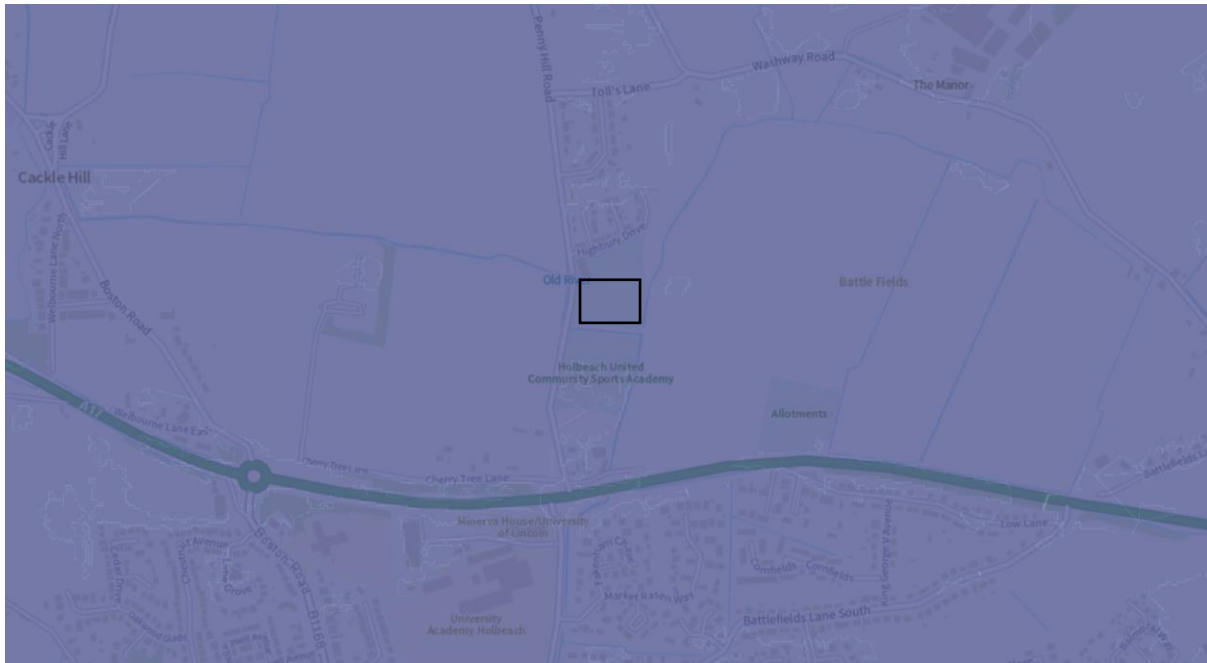
STATEMENT

A flood risk assessment has been undertaken to inform decision making regarding this development regarding the potential risk of flooding and the management of surface water run-off arising from this proposal.

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.



COMMUNITY 3G FTP APPLICATION SITE 
 HM GOVERNMENT FLOOD MAP EXTRACT

FLOOD RISK VULNERABILITY AND FLOOD ZONE COMPATIBILITY

With the application site being located within a Flood Zone 3, the proposed development for an outdoor sports facility (the Community 3G Football Turf Pitch (FTP)) would be classified as water compatible development and with reference to Planning Practice Guidance for 'Flood Risk and Coastal Change' to the National Planning Policy Framework (Table 3), the proposed development of this site would be considered appropriate.

DEVELOPMENT PROPOSALS AND FLOOD RISK VULNERABILITY

WITH the proposal situated within a Flood Zone 3, a comparison of the proposal against flood risk vulnerability classifications is required.

With reference to Planning Practice Guidance to the National Planning Policy Framework, the proposed development for an outdoor sports facility would be classified as water compatible development.

A Flood Risk Vulnerability Classification extract from Table 2 of the PPG for Flood Risk and Coastal Change is replicated below with the proposed development type highlighted:

VULNERABILITY

Water Compatible Development

DEVELOPMENT TYPES

Flood control infrastructure

Water transmission infrastructure and pumping stations

Sewage transmission infrastructure and pumping stations

Sand and gravel working

Docks, marinas, and wharves

Navigation facilities

Ministry of Defence defence installations

Ship building, repairing, and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location

Water-based recreation (excluding sleeping accommodation)
Lifeguard and coastguard stations
Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms
Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan

SOURCE: FLOOD RISK AND COASTAL CHANGE GUIDANCE – TABLE 2: FLOOD RISK VULNERABILITY CLASSIFICATION

FLOOD RISK VULNERABILITY AND FLOOD ZONE COMPATIBILITY

Based on the above assessment of the development site being located within a Flood one 3 and classified as a water compatible development, and with reference to NPPF Planning Practice Guidance for 'Flood Risk and Coastal Change', the proposed development of this site would be considered appropriate, as shown below:

No exception test is required.

FLOOD RISK VULNERABILITY CLASSIFICATION	ESSENTIAL INFRASTRUCTURE	WATER COMPATIBLE	HIGHLY VULNERABLE	MORE VULNERABLE	LESS VULNERABLE
ZONE 1	✓	✓	✓	✓	✓
ZONE 2	✓	✓	Exception Test required ✗	✓	✓
ZONE 3A	Exception Test required	✓	✗	Exception Test required	✓
ZONE 3B	Exception Test required	✓	✗	✗	✗

KEY:

- ✓ Development is appropriate
- ✗ Development should not be permitted

SOURCE: FLOOD RISK AND COASTAL CHANGE GUIDANCE – TABLE 3: FLOOD RISK VULNERABILITY AND FLOOD ZONE 'COMPATIBILITY'

SEQUENTIAL TEST

As the site is located within a Flood Zone 2 a sequential test not required, although it should worth noting the site is used (and historically designated) as a grass playing field (part of Holbeach United CSAs football ground) and therefore this proposal can be deemed to have passed the sequential test.

CURRENT CONDITIONS

Indicative 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.

SURFACE WATER DISPOSAL OPTIONS

In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.

NPPF clearly outlines the hierarchy to be investigated by the developer when considering a surface water drainage strategy. As such, the developer must consider the following drainage options in the following order of priority:

- I. Into the ground (infiltration);
- II. To a surface water body;
- III. To a surface water sewer, highway drain, or another drainage system;
- IV. To a combined sewer.

This is necessary to promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed considering policies within the NPPF and NPPG.

SURFACE WATER DRAINAGE STRATEGY

Please refer to drawing S21-233 DWG 0005.00 PROPOSED FTP DRAINAGE.

The most sustainable way to drain surface water runoff is using a sustainable drainage system (SuDS), which has been considered in relation to site-specific constraints discussed above.

SuDS work by mimicking the natural drainage system, providing a method of surface water drainage which can decrease the peak rate of water discharged, and hence reduce the risk of flooding.

The proposed FTP will comprise a permeable construction including granular aggregate within its base and a positive drainage scheme (pipe drainage) installed beneath its foundations, comprising UPVC perforated carrier and lateral pipe drains.

The FTP base (comprising granular sub-base consisting of Type 3 unbound (SHW 800 Series)) will attenuate surface water before water enters the proposed piped drainage system and discharges into a ditch adjacent to the Eastern site boundary at an equivalent Greenfield run off rate (controlled by an orifice plate, vortex flow control or similar).

Before surface water enters the adjacent drain network, the FTP will provide adequate surface water attenuation for a variety of storm events catering for the 1 in 30-year flood event as well as management of a 1 in 100-year flood event with an allowance for climate change.

Maintenance of the SuDS feature (and indeed the entire Community 3G Football Turf Pitch (FTP)) throughout the lifetime of the development will be completed by Holbeach United CSA.

This solution will comply with the second option within the drainage hierarchy and will adhere to Local Lead Flood Authority (LLFA) and National Planning Policy Framework (NPPF) requirements, as well as relevant technical standards.

FLOOD COMPENSATION

Flood compensation measures will not be required as finished (floor) levels will not affect current flood plain storage onsite.

OVERLAND FLOWS

There is a risk of the critical storm event being exceeded, albeit this risk is considered very low. In such an event the proposed drainage system will become overwhelmed and overland flows could occur. Any flows would be directed towards the drainage ditches present along the Southern and Eastern boundaries of the football ground.

FOUL WATER DRAINAGE STRATEGY

There will be no new foul water discharge from the new FTP.

SURFACE DRAINAGE MAINTENANCE

The drainage system will be designed to minimise maintenance requirements and a full maintenance scheme will be established for those elements not being offered for adoption.

Maintenance operations will be carried out by Holbeach United CSA in perpetuity post development.

The Community 3G Football Turf Pitch (FTP) is appropriately flood resilient and resistant, with residual risks that can be safely managed. It will ensure flood risk is not increased elsewhere and includes a sustainable drainage system.

The proposed surface water drainage scheme associated is in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

The disposal of a surface water collected on the FTP will discharge into a ditch adjacent to the Eastern site boundary at an equivalent Greenfield run off rate.

This drainage strategy will be designed to ensure no above ground flooding occurs up to and including the 1 in 30-year event as a minimum, with an assessment to demonstrate that the flood risk off-site is not increased during the 1 in 100-year event plus an allowance for climate change.

There will be no foul water discharge associated with the proposed development.

The surface water drainage from this site, post development, is such that the surface water will be managed and disposed of within the site boundary, thus complying with the Planning Practice Guidance for 'Flood Risk and Coastal Change' to the National Planning Policy Framework.

These policies require that:

- > Development is directed to sites at the lowest probability of flooding;
- > Development accommodates the potential impacts of climate change;
- > Development should not be permitted if it would be at an unacceptable risk of flooding or create an unacceptable risk elsewhere; and
- > New development should facilitate safe access and exit during flood conditions.

Based on the above and providing the above strategies are adopted; the developed site will not contribute further to flood risk thus satisfying the principles of the National Planning Policy Framework.

This proposal is fully compliant with policies in respect of development and flood risk, such that flood risk considerations do not constitute a barrier to the granting of planning consent.

Also, a Flood Risk Assessment has been completed to identify any flood related constraints to the proposed development. Please refer to the accompanying engineer's assessment for full details:

- > R-FRA-23747-01-0 FLOOD RISK ASSESSMENT

The positive conclusions and recommendations within this assessment are as follows:

- > The proposed Football Turf Pitch (FTP) is located at Holbeach United Community Sports Academy, Penny Hill Road, Holbeach.
- > The location of the proposed FTP sits within the southern part of Holbeach United Community Sports Academy.
- > The proposed FTP site is bound by the Holbeach United Community Sports Academy to the North, Old River (Drain) to the East with agricultural land beyond, Old River (Drain) to the South with existing football pitches beyond and Penny Hill Road to the West.

- > The site is located within Flood Zone 3 and at a high risk of flooding from rivers and the sea. This is considered appropriate as the proposals are classed as Water Compatible development.
- > Flood compensation is not considered to be necessary, as the pitch will be constructed at or below existing ground levels, thus ensuring there is no loss of flood storage.
- > The majority of the site is shown to be located in an area of very low (less than 1 in 1 in 30) risk of surface water flooding in a given year. With regards to groundwater, sewers, and artificial sources such as reservoirs, the site is shown to be at low risk of flooding.
- > The proposed drainage strategy will provide attenuation within the permeable subbase of the pitch. Surface water will outfall to the ditch located to the east of the site.
- > The proposed drainage strategy will provide attenuation within the permeable subbase of the pitch.
- > Surface water will outfall to the ditch located to the east of the site, restricted to 2.5 l/s.
- > The 150mm deep sub-base is shown to be sufficient to accommodate the 1 in 30-year event.
- > It is proposed that the FTP will be surrounded by 500mm high barriers.
- > Based on a pitch area of 7,420m² and a flood volume of 197.1m³, this will result in less than a 3.0cm depth of water across the pitch, therefore provide sufficient storage for the 1 in 100-year plus 40% climate change.
- > There is no foul water drainage associated with the proposals.
- > The proposals for an FTP at Holbeach United Community Sports Academy at Holbeach United Community Sports Academy, Penny Hill Road, Holbeach are therefore fully compliant with policy in respect of development and flood risk, such that flood risk considerations do not constitute a barrier to the granting of planning consent.

2.3 NATURAL ENVIRONMENT

RELEVANT POLICIES

SOUTH EAST LINCOLNSHIRE LOCAL PLAN 2011-2036

Policy 28: The Natural Environment

NATIONAL POLICY – THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

Section 15: Conserving and enhancing the natural environment

POLICY EXTRACT

Policy 28: The Natural Environment

A high quality, comprehensive ecological network of interconnected designated sites, sites of nature conservation importance and wildlife-friendly greenspace will be achieved by protecting, enhancing, and managing natural assets.

STATEMENT

An Ecological Appraisal has been undertaken inform decision making regarding this development and to assess the potential ecological impact of the proposal including a desk study, Phase 1 Habitat Survey, and an ecological scoping survey which assessed the potential of the site to support species of conservation concern or other species which could present a constraint to the development of the site.

The Ecological Appraisal aims were to:

- > Undertake a desk-based review of designated sites and records of protected species and other species that could present a constraint;
- > Map and assess the habitats present on site;
- > Assess the site for potential to support protected species or other species that could present a constraint, and make appropriate recommendations for further survey work if necessary;
- > Provide outline options for mitigation measures as appropriate; and
- > Make recommendations for appropriate biodiversity enhancements in line with national and local planning policy.

The positive conclusions and recommendations within this assessment are as follows:

- > The proposals involve the installation of a Community 3G Football Turf Pitch, associated infrastructure, and landscaping.
- > The site is currently utilised as a grass sports pitch approximately 0.7ha in size and comprises amenity grassland and hard standing, with some small areas of tall ruderal. The site is surrounded by arable to the East and West, and an additional amenity grass pitch is located to the South.
- > To the North of the site lies car parking with a residential development beyond. A drainage channel runs external to the site along the southern and eastern boundaries. Penny Hill Road runs adjacent to the West boundary of the site.
- > There are no statutory or non-statutory designated sites located within 2km of the site. Due to the lack of designated sites near the site, small scale and type of works, no impacts to any designated sites are anticipated and no further surveys or mitigation is required.
- > The existing habitats on site are considered to be of low ecological value.
- > The proposed works have the potential to impact foraging and commuting badger and bats. No other protected species will be impacted by the works.
- > All existing boundaries to the playing field will be retained, however, there is the potential for light spill to impact the Eastern boundary. The Eastern boundary does not comprise of any linear features such as a hedge or trees, but a drainage channel is present which might be used as a flight-line by bats.

- > The lighting has therefore been sympathetically designed to minimise impacts to bats. The lighting will utilise >550nm peak wavelengths to avoid the component of light most disturbing to bats.
- > Additional features have been included in the specification in consideration of foraging bats and details are provided as mitigation.
- > No field signs associated with the presence of badger were recorded within 30m of the site, however given the semi-rural setting of the proposed development their presence cannot be entirely ruled out and therefore mitigation measures are recommended (within the appraisal report).
- > Opportunities to enhance the site include incorporating grassland areas into landscape management proposals for the site, sympathetic management of surrounding habitats, and inclusion of bird boxes within the existing building.

In conclusion, this appraisal confirms that once the proposed sports development is brought into operation, it 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 this proposal is developed.

In line with recommendations from NPPF (2019), where possible, ecological enhancements are recommended for development projects so as to provide a 10% net gain are encouraged.

As such, potential opportunities for enhancements for this project include:

- > Additional tree, shrub, or hedgerow planting along the site peripheries; and
- > Wildlife-sympathetic management of habitats along the site peripheries, such as phased mowing regimes to provide habitat variability.

Also, to reaffirm the light impact assessment results (this is discussed further within 2.4 Pollution – Light Levels); the external lighting proposal includes all practically possible mitigation measures, to prevent harm to any sensitive ecological receptors, biodiversity, or protected species.

2.4 POLLUTION

RELEVANT POLICIES

SOUTH EAST LINCOLNSHIRE LOCAL PLAN 2011-2036

Policy 28: The Natural Environment

NATIONAL POLICY – THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

Section 15: Conserving and enhancing the natural environment

POLICY EXTRACT

Policy 30: Pollution

Development proposals will not be permitted where, taking account of any proposed mitigation measures, they would lead to unacceptable adverse impacts upon:

- > health and safety of the public;*
- > the amenities of the area; or*
- > the natural, historic, and built environment;*

by way of:

- > air quality, including fumes and odour;*
- > noise including vibration;*
- > light levels;*
- > land quality and condition; or*
- > surface and groundwater quality.*

Suitable mitigation measures will be provided, if required. Proposals will be refused if impacts cannot be suitably mitigated or avoided.

STATEMENT

Compliance with relevant pollution policies requires a proportionate assessment of the following aspects associated with the Community 3G Football Turf Pitch (FTP) uses and operation, as follows:

AIR QUALITY, FUMES, AND ODOUR

An air quality assessment has been undertaken to inform decision making regarding this development. We do acknowledge the environment can impact negatively on the health and wellbeing of the population and of all the environmental factors, air pollution has the greatest impact.

This statement primarily concerns air quality impacts from traffic emissions (the main contributor to ambient air pollution) created by new community visitors to the FTP travelling to the football ground by car. The assessment and control of dust impacts during demolition and construction is also considered, as dusts contribute to airborne particulate matter.

Greenhouse gas emissions are not addressed explicitly, as they are covered by other initiatives, but synergies exist between measures to minimise climate change and local air quality impacts.

This assessment seeks to minimise road transport emissions wherever practicable, by promoting sustainable and consideration transport modes, to maximise potential benefits to health and the environment.

The air quality assessment process follows a staged process:

1. Using the 'Screening checklist' to determine whether the proposal qualifies as a 'minor', 'medium' or 'major development';

2. Determining whether the development requires an air quality assessment or emissions assessment using the 'Air quality and emission mitigation assessment checklist';
3. Determining whether additional assessment is required to assess the impact on public health and/or the local environment as well as the significance of a development on local air quality; and
4. Determining whether an application should be refused on air quality grounds or what mitigation measures are required to make the development acceptable on air quality grounds.

Relevant planning policies associated within this design included East Midlands Air Quality Network - Air Quality and Emissions Mitigation – Guidance for Developers June 2017.

AIR QUALITY ASSESSMENT RESULTS

Development Classification	This proposal is classified as a Medium Type Scheme, because it reaches DfT threshold criteria for a Transport Assessment due to the D2 Assembly and Leisure (outdoor sports) land use context, as well as the development generating thirty or more two-way vehicle movements in any hour (during times of community FTP access). However, a Transport Statement is appropriate for this development; as suggested by DfT threshold criteria.
Required Assessment/s	None (other than for exposure).
Air Pollution Mitigation Requirements	Type 1 and Type 2.
Mitigation Measures	Adoption of an agreed protocol to control emissions during construction activities, by way of a Construction Environmental Management Plan.
Mitigation Measures	A. Active travel (cycling / walking). B. Implementation of an Active Travel Plan to promote and encourage the use of sustainable transport.

NOISE

Preceding this application, a Noise Impact Assessment was commissioned to consider the impact of environmental noise on the nearby noise-sensitive residential properties.

It is acknowledged that the application proposal would result in extended times of use of the Community 3G Football Turf Pitch (FTP); particularly during winter months; which is resultant from an intensification of use made possible by the enhanced durability of 3G football turf surface in comparison to natural turf, plus new floodlights.

The assessment included the prediction of noise emission from the FTP at the nearby noise-sensitive properties, based on noise level data from activities measured at existing AGPs (Artificial Grass Pitches) and a comparison of predicted noise levels to current relevant noise guidance.

The positive conclusions and recommendations within this assessment are as follows:

NOISE IMPACT ASSESSMENT RESULTS

Nearest Noise Sensitive Receptors	The nearest noise sensitive residential receivers in respect of the proposed FTP are understood to be the residential dwellings along Highbury Drive, approximately 50m to the North, and separately at Town Farm along Tithe Farm Road approximately 250m to the South.
Baseline Assessment	Noise levels were measured at nine sports sessions on four separate AGPs. The measurements included football, hockey, and rugby, with men, women and children participating in different sessions. The purpose of the measurements was to determine a 'typical' noise level for an AGP sports session.

	A noise model has been generated of the development site, utilising these previous measurements as its basis.
Site Noise Monitoring	An attended site noise survey was undertaken on the 07 October 2021 between 18:00 and 22:00 hours.
	The purpose of the site survey was to determine the existing noise climate at a location representative of the nearest residential property during the hours of proposed operation.
Impact on Existing Noise Climate	On the basis of the IEMA guidelines, the proposal results in a negligible increase in the existing noise climate.
	The proposals are considered to be below the onset of community annoyance, so it is not expected to have an adverse impact.
Conclusion	Based on the assessments undertaken, it is expected that the development would potentially be noticeable but not intrusive and would result in 'no observed adverse effect'.
	This is defined in the NPPG as:
	'Noise can be heard but does not cause any change in behaviour or attitude. Can slightly affect the acoustic character of the area but not such that there is a perceived change in the quality of life'.
	Noise from the AGP may be noticeable but not intrusive as defined by the 'No Observed Adverse Effect' level of the NPPG. This falls below the 'lowest observed adverse effect level' of the NPPG: Noise, and therefore complies with the aims of the Noise Policy Statement for England (NPSE) requirements.
Mitigation Measures	A. Implementation of a Noise Management Plan. B. Inclusion of neoprene isolators to fully isolate fence panels from fence posts. This measure greatly reduces the 'rattling' associated with ball impacts on metal fencing.

LIGHT LEVELS

A light impact assessment has been undertaken to inform decision making regarding this development. The proposed Community 3G Football Turf Pitch (FTP) requires floodlights to accommodate weekly community access and LED floodlights will be operated during evenings, after dusk and up to permitted curfew times.

The permitted FTP hours of operation (including LED floodlights use) will be determined via planning consultations.

Holbeach United CSA wish to accommodate reasonable hours of use to maximise curriculum and community football development opportunities; both during the day and during evenings and at weekends via pre-arranged and structured access.

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

Monday to Friday	09:00 to 21:00
Saturday and Sunday	09:00 to 18:00

The floodlights system includes six 15.0m high sectional octagonal base-hinge steel masts surrounding the FTP enclosure, each mounted with two or three LED luminaires (eighteen floodlights in total).

Three floodlight masts would be positioned evenly along the North Eastern FTP enclosure and three floodlight masts would be positioned evenly along the South Western FTP boundary.

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 LED floodlights should provide the following lighting standards, in accordance The Football Association (FA) lighting requirements for varying types of football activities:

USE	MAINTAINED AVERAGE ILLUMINANCE	UNIFORMITY RATIO (EV.MIN / EV.AVE)	DIVERSITY RATIO (EV.MIN / EV.AVE)	MAXIMUM GLARE RATING
Competition	>200 Lux	>0.6	>0.30	<50
Cross Play	>120 Lux	>0.6	>0.30	<50
Training	>120 Lux	>0.6	>0.30	<50

The floodlights system must be designed in such a way to allow each individual section of the field of play to be individually programmed to facilitate economical management and prevent over lighting when not in use.

Also, the LED floodlights design seeks to comply with complimentary recommendations published within BS EN 12193:2018 Light and lighting. Sports lighting. This standard specifies lighting for indoor and outdoor sports events most practiced in Europe. It provides lighting values for the design and control of sports lighting installations in terms of illuminances, uniformity, glare restriction and colour properties of the light sources.

The environmental light classification for this proposal was established by referring to Guidance Note 01 / 20 Guidance Note for the Reduction of Obtrusive Light, published by the Institution of Lighting Professionals (ILP).

This document classifies the environment into five Environmental Zones ranging from E0 (Protected) to E4 (Urban).

The application site is located within an Environmental Zone E2 which is a rural surrounding for example; a sparsely inhabited rural areas, village, or relatively dark outer suburban location.

The ILP design guidance for Environmental Zone E2 is as follows:

MAXIMUM VALUES OF UPWARD LIGHT RATIO (ULR) OF LUMINAIRES	MAXIMUM VALUES OF VERTICAL ILLUMINANCE ON PROPERTIES		MAXIMUM LUMINOUS INTENSITY EMITTED BY LUMINAIRE		MAXIMUM PERMITTED VALUES OF AVERAGE SURFACE LUMINANCE (CD/M2)
	ILLUMINANCE IN THE VERTICAL PLANE (EV)		I IN CANDELA (CD)		BUILDING FAÇADE LUMINANCE (LB)
Maximum 2.5 %	Pre-curfew 5 Lux	Post curfew 1 Lux	Pre-curfew 7500 Cd	Post curfew 500 Cd	Average 5 Cd/m2

To meet the requirements of Guidance Note 01 / 20 Guidance Note for the Reduction of Obtrusive Light, published by the Institution of Lighting Professionals (ILP), the proposed luminaires use LED technology; designed to provide lighting which may be controlled to reduce energy consumption and to reduce potential impacts onto the surrounding environment.

The proposed LED floodlights accord with essential lighting standards for football activities and offers efficient management (reduced illuminance and half pitch switching) to prevent over-lighting.

Mast heights were calculated using the method detailed in the CIBSE guide LG04 Sports Lighting, published by The Society of Light and Lighting. This document helps to calculate luminaire angles projected from the centre of the field of play and touchlines to produce recommended head frame locations.

When applied to this project, the optimum mast height ranged from 12.0m high to 18.0m high.

A 15.0m mounting height was adopted as this will ensure that light projected by all LED floodlights results in low spill light, low back light, and optimum uniformity over the field of play to ensure that artificial lighting:

- > Is directed fully downwards towards the playing pitch surface;
- > Avoids sky glow;
- > Achieves full cut-off as recommended by The British Astronomical Association's Campaign for Dark Skies.

By contrast, higher columns (say 18.0m tall) would require more intensive lighting needed to provide adequate results at ground level. Similarly, lower column heights (say 12.0m all) would require more acute aiming angles for every LED luminaire, resulting in unacceptable overspill, light intrusion, and glare.

On this basis, a 15.0m mounting height provides the most efficient solution with least impact to surrounding land.

Information accompanying this application demonstrate the floodlights proposal, illustrating the location and position of floodlight masts and LED luminaires.

Design results of surface luminance and horizontal luminance over the FTP field of play as well as spill light and back light exceeding the FTP enclosure are also illustrated, so that the impact on the surrounding area can be appreciated.

Furthermore, details of the proposed LED floodlights set up (horizontal rotation and vertical tilt alignment) are also illustrated on submitted drawings.

The LED floodlights design satisfies The Football Association (FA) lighting requirements for varying types of football activities and achieves the requirements of BS EN 12193:2018 as follows:

USE	MAINTAINED AVERAGE ILLUMINANCE	UNIFORMITY RATIO (EV.MIN / EV.AVE)	DIVERSITY RATIO (EV.MIN / EV.AVE)	MAXIMUM GLARE RATING
Full lighting level	236 Lux	0.61	0.41	<50
Half pitch lighting level	142 Lux	0.61	0.41	<50

All design calculations have been undertaken using an open, unobstructed site and full (initial) luminance values. As such, this assessment demonstrates a worst-case lighting scenario.

Features to be built into the floodlights system to ensure efficient operation would include:

- > Multi switching / override switch controls.
- > Seven-day programmable timer.
- > Hours run meter / three phase Kwh meter.

To prevent light nuisance, the LED floodlights proposal must ensure that any illuminance projected onto residential properties, as well as any glare experienced by sensitive observers / receptors; is brought within acceptable thresholds for an Environmental Zone E2.

These restrictions both for pre-curfew and post-curfew periods.

This lighting proposal satisfies necessary requirements in respect of light trespass (intrusion) and glare.

On completion of the installation, the floodlights system will be tested and commissioned to ensure design levels are achieved and not exceeded. And during the operational life cycle of the system, periodic lighting checks and assessments will be undertaken to ensure the installation continues to satisfy the requirements set out in the lighting design. These assessments would include:

- > Lighting Levels to each individual area.
- > Overspill levels.

This LED floodlights proposal has been carefully and sensitively designed to ensure that once installed, light spill and back light around the FTP enclosure reduces rapidly to prevent adverse impacts to any sensitive ecological receptors, biodiversity, or protected species. This is necessary to maintain a dark corridor around playing field boundaries for any commuting or foraging bats or bat roost features within adjacent trees.

The Institution of Lighting Professionals (ILP) has launched the latest practical guidance on considering the impact upon bats when designing lighting schemes. This advice supersedes the previous guidance and now discusses lighting levels and colour temperature impacts on different bat species. It is intended to raise awareness of the impacts of artificial lighting on bats but also the potential solutions to avoid and reduce this harm.

ILP have partnered the Bat Conservation Trust (BCT) and ecological consultants to write this document on avoiding or reducing the harmful effects which artificial lighting may have on bats and their habitats.

With the advent of modern LED technology, there is also more flexibility to control for light spill, choose wider colour temperature options and implement flexible lighting schemes unlike previous restrictions with sodium technology, for example.

All practical measures described within the BCT / ILP 'Guidance Note 08/18 – Bats and artificial lighting in the UK' have been applied to the proposal with an emphasis to floodlit sports pitches as follows:

APPROPRIATE LUMINAIRE SPECIFICATIONS

All luminaires should lack UV elements when manufactured. Metal halide, fluorescent sources should not be used.

LED luminaires should be used where possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capability.

A warm white spectrum (ideally <2700 Kelvin) should be adopted to reduce blue light component.

Luminaires should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats (Stone, 2012).

Internal luminaires can be recessed where installed in proximity to windows to reduce glare and light spill.

The use of specialist bollard or low-level downward directional luminaires to retain darkness above can be considered.

Column heights should be carefully considered to minimise light spill.

Only luminaires with an upward light ratio of 0% and with good optical control should be used.

Luminaires should always be mounted on the horizontal, i.e. no upward tilt.

Any external security lighting should be set on motion-sensors and short (1min) timers.

PROPOSAL

LED floodlights do not produce UV light like traditional metal halide (HID) floodlights.

LED floodlights provide superior optic lighting qualities, for stable optics performance over life providing sharp cut-off, lower intensity, excellent colour rendition and dimming capabilities.

Spill light and back light created by the proposed LED floodlights does result in sharp cut-off around the FTP enclosure.

LED floodlights for this proposal includes a 4000 Kelvin colour temperature, delivering cool white spectrum lighting; which is necessary to comply with technical lighting requirements for artificial football pitches:



LED floodlights include >550nm peak wavelengths as this causes less impacts on bats.

Not applicable to this proposal.

Not applicable to this proposal.

This is achieved with 15.0m high masts adopted to restrict spill light, back light, whilst providing optimum uniformity over the field of play.

This is achieved with the LED floodlights output creating zero upward light ratio (ULR).

This is achieved with LED floodlights set with maximum 70° tilt for precise aiming.

Not applicable to this proposal, although to mitigate light impacts to the surrounding environment, floodlight operations will be controlled with

As a last resort to minimise, accessories such as baffles, hoods or louvres can be used to reduce light spill and direct it only to where it is needed.

time clocks to ensure they do not remain on any later than permitted curfew times.

Time clocks will be set to operate within a pre-programmed time including a seasonal changeover facility for BST and GMT.

This is achieved with integral LO full spill control louvres fitted to every luminaire to reduce horizontal and vertical spill light.

LAND QUALITY AND CONDITION

This proposal presents no risk to land quality and 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.

SURFACE AND GROUNDWATER QUALITY

This proposal presents no risk to 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).

We have considered whether the creation and operation of the proposed FTP will expose future occupiers and neighbours to unacceptable levels of air pollution and are confident that once Type 1 and Type 2 mitigation measures are properly implemented, additional football activities associated with the Community 3G Football Turf Pitch (FTP) during times of community access can be considered as being sustainable in air quality terms.

The noise impact assessment concludes this proposal is considered acceptable in a noise context and would not have an adverse impact on nearby noise sensitive locations.

FTP activities would only result in a negligible increase in the existing noise climate. It is expected that noise levels generated from the FTP may be audible to residential neighbours, but not disruptive and as such; would be considered acceptable in terms of planning.

Please also refer to the accompanying consultant's Noise Impact Assessment for further details:

> 9265LN NOISE IMPACT ASSESSMENT

The LED floodlights proposal has been sensitivity designed in accordance with the requirements for an Environmental Zone 2, which is a rural surrounding for example; a sparsely inhabited rural areas, village, or relatively dark outer suburban location.

Spill light and back light would be predominantly contained within the football ground and consequently; light trespass, light intrusion into windows, and luminous intensity (glare); all comply with Environmental Zone E2 limits.

As such, the closest residential neighbours will not experience unacceptable light impacts.

Modern LED floodlights create efficient task light projected over the field of play (the target area) and with little spill light and back light diminishing within a short distance around the FTP enclosure.

The floodlights design can be trusted and embraces all practically possible mitigation measures published within relevant ecology guidance, to prevent harm to any sensitive ecological receptors, biodiversity, or protected species.

Also, to ensure the floodlights do not ever become a public nuisance; they will be subjected to periodic testing and inspections throughout their working life to maintain but not exceed design levels.

Please also refer to the accompanying technical lighting design for further details:

- > HLS2924 FLOODLIGHTS TECHNICAL DESIGN

2.5 COMMUNITY, HEALTH AND WELL-BEING

RELEVANT POLICIES

SOUTH EAST LINCOLNSHIRE LOCAL PLAN 2011-2036

Policy 32: Community, Health and Well-being

NATIONAL POLICY – THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

Section 8: Promoting healthy and safe communities.

POLICY EXTRACT

Policy 32: Community, Health and Well-being

Development shall contribute to the creation of socially cohesive and inclusive communities; reducing health inequalities; and improving the community's health and well-being. To this end, development will not be permitted unless it (where possible and appropriate):

- 1. protects and enhances existing public rights of way, and creates new links to the rights of way network; and*
- 2. creates environments which:*
 - > discourage crime and disorder, and do not create the fear of crime;*
 - > encourage healthy eating and local food growing;*
 - > are accessible to all sections of the community;*
 - > facilitate walking, cycling and public transport use; and*
 - > encourage community use.*

In the case of sports facilities, recreational open space and other green infrastructure, provision will be required in accordance with the standards set out below.

The redevelopment or change of use of an existing community facility will be permitted only if:

- > the loss resulting from the proposed redevelopment or change of use will be replaced by equivalent or better provision (in terms of quantity and quality) in a suitable nearby location; or*
- > (in the case of sports facilities or recreational open space) the redevelopment or change of use is for alternative sports or recreational provision, the need for which clearly outweighs the loss.*

The development of new community facilities will be supported, provided that they are located so as to be:

- > as close as possible to the community they will serve;*
- > readily accessible by public transport, on foot, and by bicycle;*
- > compatible with nearby uses and the character and appearance of the neighbourhood; and*
- > located and designed to enable (where possible) shared use with other services/facilities.*

STATEMENT

Compliance with these policies requires a proportionate assessment of the following aspects associated with the Community 3G Football Turf Pitch (FTP):

- > Health and Wellbeing*
- > Community Use*
- > Open Space, Sport, and Recreation*

HEALTH AND WELLBEING BENEFITS

Improvements to existing sports facilities at Holbeach United CSA will further encourage participation in sport, leisure, and recreation activities.

In turn; this will bring much needed health benefits with opportunity to improve quality of life for everyone engaged with the project. This will enable the delivery of quality services that are affordable, accessible, and enjoyable for all.

This development will encourage more people to take part in sport, cultural and leisure activities and will promote increased physical activity and improved mental wellbeing to support healthier lifestyles. Once implemented, the FTP will provide opportunities for more people to be more active, more often.

The proposed FTP will make football (and wider sports where appropriate) available to all regardless of age, ability, gender, religion, or ethnic backgrounds.

The aims of this project are:

- A. To provide a high-quality FTP and playing facility to accommodate the needs of and football clubs and local community groups in the Holbeach and Sutton Bridge area.
- B. To support the development of targeted football and sports programmes including education and schools, junior and youth, women and girls, inclusive teams, and recreational provision in the locality.
- C. To reduce the pressure on existing football training and playing facilities in the local area.
- D. To work strategically with other local sports facilities to maximise use of all facilities and support club growth and development.

The above aims will be underpinned by a detailed football development plan which will be produced to align to The Football Association National Football Strategy targets relating to:

- > Quality.
- > Inclusivity.
- > Sustainability.
- > Engagement.
- > Usage.

COMMUNITY USE

The recommendation to provide grant funding to support the development of the proposed Community 3G Football Turf Pitch (FTP) follows the articulated need in the local area within the Playing Pitch Strategy and Local Football Facilities Plan and supports the strategic objectives around improving health and well-being through the participation in sporting activities.

As such, the provision of grant funding to support the development of the FTP will be dependent on a number of key conditions being met which are required for the investment of public funds:

- > A Football Development Plan (FDP), setting out clearly the benefit to the applicant and community, showing the partner clubs and wider community use for the site, which illustrates how the investment will provide an opportunity to widen participation for all ages, gender, and abilities.
- > A business plan, to illustrate the management and maintenance commitment for the development, appropriate pricing policies and the income and expenditure profile.
- > A copy of suitable access policies, including safeguarding, equalities and pitch repair and maintenance.
- > An annual report to stakeholders highlighting performance against the football development plan, to illustrate outputs and benefits delivered to the local community, from the public investment.

The Football Foundation and Sport England recommend that secured public access to the Community 3G Football Turf Pitch (FTP) is agreed through sharing schemes and joint user agreements (a community use agreement).

This requirement reflects the intentions of Holbeach United CSA, who will arrange football opportunities for local football teams and community groups via pre-arranged and structured access.

A formal agreement to provide access to community groups would to be produced before the FTP is brought into use, including an adopted pricing policy in accordance with other local facilities and market forces.

OPEN SPACE, SPORT, AND RECREATION ASSESSMENT

The proposed Community 3G Football Turf Pitch (FTP) will replace an existing grassed playing football pitch at Holbeach United CSAs football ground (greenfield development).

As the current playing pitch provision within the Northern playing field at Holbeach United CSA will be replaced by the FTP, this proposal represents a replacement facility which in principle would be acceptable in policy terms; provided the FTP is equivalent or better in quantity and quality to the pitch provision that would be lost.

The FTP has potential to improve the delivery and quality of football provision for local community activities, by providing an all-weather pitch facility that can be used continuously through the year.

The proposed FTP would provide high-quality structured football match play and training and would offer certainty that scheduled activities would not be disrupted during inclement and winter weather conditions.

Being floodlit, the FTP offers benefits to local football teams, community clubs, and groups during evenings and weekends.

Drawings accompanying this application demonstrate how this proposal provides overall increased usage and capacity in terms of playing pitch quantity which sufficiently mitigates the loss of the existing pitches to meet the equivalent or better quantitative policy requirements.

These drawings illustrate the current and future playing pitch capacity as follows:

Playing Pitch Type	Existing Site Layout	Proposed Site Layout
11v11 grass football pitch	3no.	2no.
9v9 grass youth football pitch	1no.	1no.
7v7 grass mini soccer pitch	1no.	1no.
5v5 grass mini soccer pitch	2no.	1no.
Grass training pitch	--	--
Community 3G Football Turf Pitch (FTP) arrangement:		
11v11 football pitch	--	1no.
9v9 youth football pitch	--	2no.
7v7 mini soccer pitch	--	2no.
5v5 mini soccer pitch	--	4no.
Training pitch	--	4no.
Total Playing Pitches	7no.	18no.

This project will deliver genuine benefits in terms of sports engagement and has the ability to enhance health and wellbeing.

A formal Community Use Agreement (CUA) will be implemented for this proposal before the FTP is brought into use, to secure well-managed and safe community access and to ensure sufficient benefit to the development of sport.

The agreement would include details of pricing policy, hours of use, access by users, management responsibilities and a mechanism for review.

This proposal would help meet the shortfalls in provision and recommendations of the Playing Pitch Strategy and Local Football Facilities Plan for South Holland in terms of supporting pitch improvements and increasing capacity for football, particularly youth football and mini-soccer, match play and training.

The open space assessment signals that the proposed FTP will be equivalent to or better than the existing pitch provision in qualitative terms.

Similarly, the above evidence indicates how increases in capacity and flexibility will also provide quantitative benefits which are better than that provided by the existing grass pitches.

Overall, this proposal represents an improvement in the quality of playing pitch provision for the benefit of Holbeach United CSA and local community groups.

This proposal, along with retaining an adequate amount of playing pitches onto the remaining playing field for winter and summer sports; will satisfy exception policy E5 of Sport England's Playing Fields Policy and Guidance March 2018:

Exception 5 – 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.

2.6 VEHICLE AND CYCLE PARKING

RELEVANT POLICIES

SOUTH EAST LINCOLNSHIRE LOCAL PLAN 2011-2036

Policy 36: Vehicle and Cycle Parking

NATIONAL POLICY – THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

Section 9: Promoting sustainable transport.

POLICY EXTRACT

Policy 36: Vehicle and Cycle Parking

All new development, including change of use, should provide vehicle and cycle parking, in accordance with the minimum Parking Standards.

STATEMENT

A travel and parking assessment has been undertaken inform decision making regarding this development, to identify any transport related constraints to the proposed development; and to inform adequate parking and access arrangements for increased travel and trip generation to Holbeach United FC associated with new community access to the Community 3G Football Turf Pitch (FTP).

Access to the football ground is gained via adjoining local public streets and highways (Penny Hill Road and Highbury Drive).

The proposed development is shown to be well served and accessible to more sustainable modes of transport.

The proposed FTP will utilise the existing vehicular access / egress, with no changes proposed to the existing vehicular access / egress arrangements.

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.

The expected usage of the facility will be enjoyed by local organisations and it is therefore expected that car parking demands will be satisfied by existing parking provision onsite, offering ample space to accommodate visitors travelling by car.

There will be increased traffic movements because of the FTP, but it is believed that enough car parking provision will be available.

Most community activities will be during evenings and at weekends and the main period of use will continue to follow the football league season (September to April). There will also be increased usage during the spring and summer periods catering for football training and development activities.

The following person trip rates are based on the maximum level of local football teams and community groups expected to use the FTP during two peak scenarios:

WEEKDAY EVENING TRIPS (MID-WEEK EVENING TRAINING)

If players and coaches / managers all travel to site by car alone or are driven by parents (100% single occupancy travel), then maximum car parking demands are as follows:

- > Presuming the pitch may be used in halves for football training / grassroots development (two teams simultaneously using the FTP);
- > Presuming each session lasts for one hour;
- > Presuming each team will include 18no. players including 2no. coaches – 20no. persons in total per team;

- > Then the maximum persons to use the pitch at any time will be 40no.;
- > Multiply by two for session change-over;
- > Then the maximum participants on site at any time will be 80no.;
- > This will result in a maximum accumulation of 80no. parked vehicles any one time within a one-hour period.

WEEKEND TRIPS (MORNING MATCHES)

If players and coaches / managers and officials all travel to site by car alone or are driven by parents (100% single occupancy travel), then maximum car parking demands are as follows:

- > Presuming the pitch may be used in quarters for mini soccer / small-sided football (eight teams simultaneously using the FTP);
- > Presuming each match lasts for fifty minutes (2no. twenty-minute halves);
- > Presuming each team will include 10no. players including five substitutes and 2no. coaches (or similar) – 12no. persons in total per team for 5v5 mini soccer;
- > Then the maximum participants on site at any time will be 96no.;
- > This will result in a maximum accumulation of 96no. parked vehicles any one time within a one-hour period; presuming match times are staggered adequately, say forty to sixty minutes between matches; to prevent excessive parking accumulation.

Please note that during other permitted times of operation, it is our experience that FTPs are only used to maximum capacity during Saturday or Sunday mornings when mini soccer league matches are played during a two to three-hour period (say between 09:30 and 12:30 on a Saturday or Sunday morning).

Given the finite catchment area, such an assumption is highly improbable to occur, however it does ensure a robust assessment particularly in terms of parking demand.

There is a cross over period of users arriving for and departing after each the following session, however we expect users to arrive no earlier than thirty minutes prior to the start of each session and then to depart within fifteen minutes from each session ending.

TRAVEL AND PARKING MANAGEMENT PLAN

Holbeach United CSA will encourage footballers, parents, and community visitors travel actively to the football ground by walking or cycling wherever possible.

For community visitors unable to walk or cycle their whole journey to and from the football ground, the use of public transport, drop-off / collect, or car sharing would be promoted.

The benefits of active travel are as follows:

- > Improves mental health.
- > Improves physical health and helps achieve recommended minimum sixty minutes of physical activity per day.
- > Promotes independence and improves road safety awareness.
- > Reduces traffic congestion and noise in the community.
- > Improves air quality.

To ensure as many community visitors to the FTP as possible are given the opportunity to realise these benefits, several stakeholders each have an important role to play, as follows.

Holbeach United CSA Staff

- > Promote the benefits of active travel.
- > Encourage players, parents, managers, and coaches to travel actively.
- > Celebrate the achievements of those who travel actively.

- > Raise awareness of the air quality benefits of active travel.
- > Ensuring a travel plan is reviewed annually.
- > Work with travel and road safety officers to deliver interventions and activities that promote active, safe, and responsible travel.

Visitors

- > Behave in a sensible, safe, and respectful manner and to consider the needs of others when travelling.
- > Use lights and high-visibility clothing where appropriate and wear a cycle helmet.
- > Check that their cycle is roadworthy and well maintained.
- > Follow the rules of the road (The Highway Code) when travelling.
- > Consider walking or cycling.
- > Provide their players with safety equipment as appropriate, which may include high-visibility clothing, lights, cycle helmet and a lock.
- > Ensure that the cycles and scooters are roadworthy and well maintained.

To support this initiative to reduce FTP travel impacts as far as is practically possible, Holbeach United CSA will implement an Active Travel Plan including:

- > Provide and display local bus route information.
- > Promote and advertise car sharing as well as a drop-off / collect system. This would be particularly beneficial for football teams and can result in a considerable reduction of vehicles driving to the football ground. Most community hire will be enjoyed by the same people week in week out, therefore journeys can easily be combined. Promotion of group applications on social media will be suggested so that parents / football teams can better arrange shared travel.
- > All FTP community visitors as part of a hire agreement will agree to a Code of Conduct and will be expected to adopt the parking strategy, and to park within the designated areas and not on adjoining streets.

In conclusion, public transport modes, drop-off / collect systems, and car sharing will be promoted for FTP visitors unable to walk or cycle their whole journey to and from the football ground.

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 FC will direct all community visitors travelling by car to use designated parking areas.

We believe that new FTP activities would generate an acceptable increase in traffic generation and measures would be introduced to mitigate and reduce vehicle trip impacts wherever possible, with active travel being encouraged to footballers, parents, and community visitors.

An Active Travel Plan will be implemented.

With these management and mitigation plans established, additional football activities associated with the proposed FTP will not create significant traffic movements or disturbance; instead, creating a steady flow of new traffic movements to and from the football ground, and within the permitted hours of operation.

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

3.0 PLANNING STATEMENT CONCLUSIONS

3.1 PROPOSAL COMPLIANCE

Having explained and proven the relevant merits of this planning proposal in accordance with South East Lincolnshire Local Plan policies, as well as National Planning Policy Framework (NPPF) policies, we request this proposal is accepted for the following reasons:

SUSTAINABLE DEVELOPMENT

This proposal will deliver an enhanced playing facility with better qualities and in a suitable location, a Community 3G Football Turf Pitch (FTP) at Holbeach United CSA supported by effective and appropriate management arrangements and implemented with best practice construction techniques to minimise waste and pollution; in accordance with NPPF Section 2 – Achieving sustainable development.

PUBLIC BENEFIT

The proposed FTP would be available for use by local football teams and community groups organised by Holbeach United CSA. The FTP would make a significant contribution towards addressing the unmet demand for modern football facilities in Holbeach and Sutton Bridge.

This proposal will give rise to a considerable benefit to the wider community through the provision of an enhanced playing facility and the opportunity for increased usage throughout the year, in accordance with NPPF Section 8 – Promoting healthy and safe communities (open space and recreation).

SUSTAINABLE TRANSPORT

This proposal provides adequate on-site parking and necessary traffic management to meet the needs of the development. Traffic movements to and from the football ground will be managed such that FTP activities will overlap with exiting activities but will not create traffic congestion within the surrounding vicinity of the development site and will not result in detrimental impact to highway safety, in accordance with NPPF Section 9 – Promoting sustainable transport.

APPROPRIATE DEVELOPMENT

The proposed FTP will not result in an unacceptable impact upon the character, appearance, or visual amenity of the surrounding area.

This proposal, which is the provision of facilities for outdoor sport and outdoor recreation, is appropriate within the application site and does not conflict with the purposes of including land within it, in accordance with NPPF Section 12 – Achieving well-designed places.

MANAGED FLOOD RISK

This proposal will ensure that surface water run-off is effectively managed and does not increase flood risk elsewhere, in accordance with NPPF Section 14 – Meeting the challenge of climate change, flooding and coastal change.

PROTECTING RESIDENTIAL AMENITY

This proposal will not result in an unacceptable impact to any residential amenity or have a detrimental impact on the private amenity of the residents due to excessive impacts from noise, in accordance with NPPF Section 15 – Conserving and enhancing the natural environment.

This proposal will ensure that performance of the proposed floodlights complies with an Environmental Zone E2 (ILP), in accordance with NPPF Section 15 – Conserving and enhancing the natural environment.

ENVIRONMENTAL SENSITIVITY

This proposal will not result in an unacceptable impact to local biodiversity and ecology or protected species, in accordance with NPPF Section 15 – Conserving and enhancing the natural environment.

PRINCIPLE OF DEVELOPMENT

This proposal satisfies Sport England's E5 exception policy – 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 (the current grass football pitches).

This proposal will contribute to Wakefield's Local Football Facilities Plan and Playing Pitch Strategy.

In conclusion, this proposal satisfies relevant sections of South East Lincolnshire and National Planning Policy Framework (NPPF) policies.

This proposal offers an ideal opportunity to introduce a state-of-the-art Community 3G Football Turf Pitch (FTP) to be enjoyed by local football teams and community groups.

This project will deliver genuine benefits in terms of sports engagement and as such, the proposed sports facility will serve to further enhance the excellent sporting offer that Holbeach United CSA provides to the local community.

The proposed FTP will contribute to the achieving The Football Association's National Game Strategy in South Holland; and is supported with a robust sustainable football development plan and business plan, satisfying training needs, mini soccer, and match play activities.



S&C SLATTER

CONSTRUCTED WITH INTEGRITY

S&C Slatter
Stephen's Yard
Enborne
Newbury
Berkshire
RG20 0HA

01635 345 21
info@sandcslatter.com
www.sandcslatter.com

SPORTS CONSTRUCTION • DESIGN & PLANNING • SURFACING & CIVILS • DRAINAGE & ENVIRONMENTAL

