

LK2

DESIGN & ACCESS STATEMENT

Sutton Bridge – Memorial Park



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1. Introduction

This Design and Access Statement is submitted in support of a planning application for the development of a New "PlayZone" multi use games area in Sutton Bridge Memorial Park. The Memorial Park is an important community facility, providing local residents with a versatile outdoor space, with grass football pitches, outdoor exercise equipment, and open grass space. The existing playing fields are laid to grass and as part of Sutton Bridge Parish Council's ongoing commitment to enhancing public amenities, provision of the new Playzone has been proposed.

The development in association with the Football Foundation's Playzones programme aims to provide new, modern, accessible, safe facilities which enhance the overall user experience. Key aspects of the project include new nonslip painted tarmac surface to the play areas, installing new fencing and installing new lighting systems, to support an increased range of activities, including Football, Basketball & Netball. The design will prioritize inclusivity, ensuring that the area is accessible to people of all ages and abilities, aligning with Sutton Bridge Parish Council's broader goals of promoting active lifestyles and enhancing green spaces for public use.

2. Site and Surrounding Context.

The Memorial Park is an expansive green space within the town of Sutton Bridge, (South Holland, Lincolnshire) situated on the A17 road, approximately 7 miles north of Wisbech and 9 miles west of King's Lynn. The Field features open grass areas, with grass football pitches & outdoor exercise equipment. It is connected to the Curlew Playground and also positioned adjacent to The Curlew Community Centre, which is a multi-use community facility with function rooms. As well as being a hub for local sports, the fields and community centre are also used for hosting communal events, utilizing both the open grass areas and the community rooms / multi-use spaces.

The main site access is down the side of The Curlew Centre (off Bridge Road) which leads to a small car park on the edge of the park.

The park is bordered by a mixture of large mature trees, bushes / hedge rows and fencing. Beyond this, the park is surrounded by residential areas to the west, with Sutton bridge bowls club to the



north, St Matthews Church and graveyard to the east and Nene Transport's yard to the south. The location of the memorial Park and the amenities offered make the site central to the community, providing easy access for the local residents.

3. Site Photographs



View from the car park looking south towards park entrance



View looking north across area of proposed playzone, towards area site entrance and The Curlew Centre



View looking south towards area of proposed playzone



View looking south-east across park

4. The Proposal

Sutton Bridge Parish Council wish to provide a new Football, Basketball & Netball Playzone in Memorial Park. They wish to deliver the new facilities utilising the football foundation's Playzones framework through the applicant SIS Pitches.

Vision and Objectives

The proposed facility will be a new 30m x 20m painted tarmacadam Football, Basketball & Netball "Playzone". The design aims to:

- Enhance the quality and safety of recreational facilities.

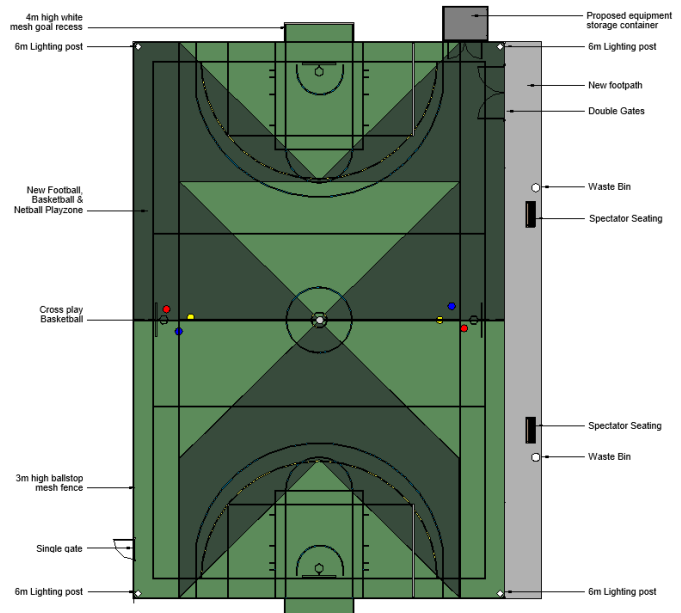
- Improve accessibility for users of all ages and abilities.

Layout and Design

The proposed Playzone pitch will be situated within a carefully considered area of the recreation ground that will minimise the impact on the site and surrounding area - towards the north-west border of the site, which is not currently utilised

The design will include:

- High quality 30m x 20m painted tarmacadam Football, Basketball & Netball "Playzone"
- Perimeter fencing to ensure safety and prevent unauthorized access outside of operational hours.
- Seating areas for spectators and resting players.
- Low-impact LED lighting to facilitate evening use while minimizing light pollution.



Proposed Playzone plan

Materials and Sustainability

Materials will be chosen for their durability and low environmental impact. The use of recycled and locally sourced materials will be prioritized. Energy-efficient LED lighting and water-permeable surfaces will contribute to the sustainability of the project.

- Fencing: 3m high twin bar panel fencing (RAL 6005- Dark green)
- Goal Fencing 4m high twin bar panel fencing (RAL 9016- White)

Access and Inclusivity

The new Playzone will be designed to ensure easy access for all users, including:

- Level pathways leading to the facility.
- Wide entrances and exits suitable for wheelchair users.
- Tarmacadam surface suitable for wheelchair play

Safety

The facility will include features such as:

- Adequate lighting to ensure safety during evening use.

- Secure fencing and smart controls to prevent unauthorized access and enhance user security.
- Regular maintenance schedules to keep the facility in optimal condition.

5. Opportunities and Constraints

Opportunities:

- To provide a grant funded Football Association approved facility.
- To encourage participation in sport in the community.
- The new PlayZone will serve as a focal point for community activities and sports events, fostering community spirit and engagement.
- Promoting physical well-being in the wider community
- The enhanced facility will support local youth programs, providing a safe environment for sports and recreation.
- The multi use Playzone will enhance the overall experience of Sutton Bridge Memorial Park supporting the development of Football, Basketball & Netball in the region.
- Providing training facilities for the school to use if local grass pitches are wet/waterlogged

Constraints:

- Shipping container storage & kicking wall (To be removed prior to start on site)
- Adjacent proposed site of future pavilion (outline application)
- Existing trees
- Existing access and pathways
- Existing service routes (Low voltage power supply to north of Playzone)
- Existing site gradients
- The project must adhere to a fixed budget, necessitating careful selection of materials and design features.

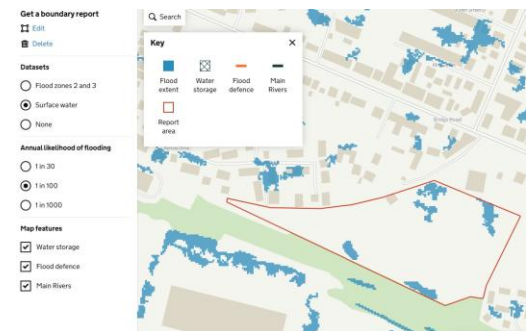
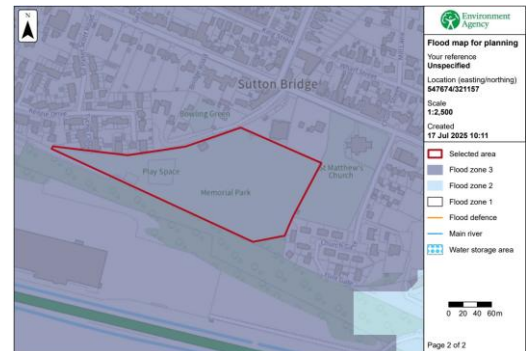
6. Flood Risk

The proposal is a new multi-use PlayZone. The Environment Agency flood mapping indicates the site is located in a flood risk zone 3. This means the proposed development is within an area with a high risk of flooding – (See Flood Risk Assessment for details)

The proposed development location is at low risk of surface water overland flow as indicated by the EA map.

Surface Water Drainage Strategy

The proposed pitch will have permeable surface and base construction sections. The tarmacadam surface will allow surface water to soakaway to the subbase to be collected and discharged to a suitable outfall. Ground SUDs is not expected to be feasible due to ground composition and tidal flat deposits. Site ground works will determine where local surface water drainage or local watercourse options exist.



7. Arboriculture

A tree survey has been carried out by ESL which has outlined the root protection zones and canopy areas of surrounding trees and hedges. An AIA has also been prepared. The proposed location does not impact the existing Trees on site.

8. BNG

A base line condition assessment has been prepared for the site and used to inform the proposed BNG solution to provide the 10% net gain required. Refer to statutory BNG metric and PEA provided by ESL ecological services.

9. Floodlighting

A Floodlight design has been prepared by Halliday Lighting which indicates the lighting columns to be 4 X 6m high masts with LED fittings. The pitch will be illuminated to a maintained illuminance level of 120lux.

10.Noise

A noise assessment has been prepared by ENS which indicates that in terms of the NPPF, noise from use of the MUGA is therefore considered to represent the No Observed Adverse Effect Level (NOAEL).

The assessment has determined that noise levels associated with use of the Playzone (MUGA) are compliant with the criteria outlined in Sport England's 'Artificial Grass Pitch (AGP) – Planning Implications: New Guidance for 2015'.

11.Hours of Use

It is intended that the Playzones are available for booking through an online booking system provided by the operator. Actual operation and booking availability can be managed to ensure adequate maintenance time is also scheduled. The facility has been designed to allow extended winter use through the provision of floodlighting. Hours of use are intended to be from 8am to 10pm Monday to Sunday. The facility will be secured via a digital access system with interlinked lighting ensuring lighting will only be operational when the pitch has been booked and accessed.

12.Planning Policy

The provision of a New Playzone in Sutton bridge aligns with several key objectives of the South-East Lincolnshire Local Plan, notably in promoting healthy lifestyles, supporting community infrastructure, and enhancing the built environment.

12.1. Policy 32 – Community Health and well-being

This policy outlines how development shall contribute to the creation of socially-cohesive and inclusive communities; reducing health inequalities; and improving the community's health and well-being. The council safeguards against any loss of public or private green spaces, sport and recreation and equipped play facilities in recognition of their importance to the health and well-being of residents and visitors to the Borough - Loss of these areas will only be accepted where:

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

1. an assessment has been undertaken which has clearly shown that the facility is:
 - a. surplus to requirements; or
 - b. not economically viable; or
 - c. unfit for purpose; and
 - d. in the case of recreational open space, does not make an important contribution in amenity, visual or nature conservation terms; or
2. 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
3. (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 proposed Playzone development will result in the loss of grass area only however this is negligible compared to the additional facility that will be provided, in terms of usefulness, attractiveness and quality. The position of the proposal has also been chosen to minimize the impact on the surrounding green space and existing playing field configuration so there is no loss of playing field.

The new Playzone will also contribute to the improvement of local outdoor sports and play facilities, by introducing a new multifunctional space within an existing open space, which is accessible to the local residents as well as complying with the relevant standards outlining the size and quality of Playzones.

This policy also aims to narrow the gap in terms of social and health inequality by promoting healthier lifestyles and providing community facilities by establishing, protecting and maintaining a network of accessible good quality open space, sport and recreation facilities.

Critical success factors:

Firstly, it looks at the ways in which development should contribute to the creation of a healthy community, which is defined in the NPPG10 as ‘a good place to grow up and grow old in. It is one which supports healthy behaviors and supports reductions in health inequalities. It should enhance the physical and mental health of the community and, where appropriate encourage:

- active healthy lifestyles that are made easy through the pattern of development, good urban design, places for food growing, and is accessible by walking and cycling and public transport;
- the creation of healthy living environments for people of all ages which supports social interaction. It meets the needs of children and young people to grow and develop, as well as being adaptable to the needs of an increasingly elderly population and those with dementia and other sensory or mobility impairments.

The proposed Playzone will align with this objective in several ways:

- Access in underserved areas

The facility will serve local children and families who might otherwise lack easy access to good sports facilities, reducing distance and travel barriers.

- Health & wellbeing

The facility provides an opportunity for physical activity year-round, all weather, with floodlighting. This helps address physical health and mental wellbeing by giving safe, outdoor opportunities to exercise.

- Social inclusion / community cohesion

A PlayZone is accessible to all and can be used by residents of different ages, abilities, and backgrounds. With low cost community slots, it helps those who cannot afford expensive leisure to obtain access to better-quality facilities. The introduction of safe, public sports facilities can also reduce anti-social behavior and improve the overall community cohesion. In the initial project plan slots will be available to community groups at a lower cost than commercial activities.

The project is also looking to address the inequalities that exist within the Sutton Bridge area for each of the key target groups in the following ways:

Lower socio-economic groups - promoting low-cost sporting opportunities

Diverse ethnic communities will be targeted through the Eastern European seasonal population of the area. This will be done through introducing social Handball and social Basketball sessions.

Disability users - introduction of activity through Tonic Health

It is intended to use the following activation partners:

1. England Netball (currently do not use the facility)
2. Lincolnshire FA (currently use the facility for grass football provision but no Walking Football, floodlit use or existing training facilities on site)
3. Lincolnshire YMCA (currently do not use the site)

4. South Holland District Council (currently do not use the site)
5. Local wellness/health care providers (currently use the site for some indoor health related events)
6. A very small number of local sports clubs, youth movements and similar organisations (currently use the site for related activities)

12.2. Playing Pitch Strategy (PPS)

The South-East Lincolnshire Playing Pitch and outdoor sports facilities Strategy September 2025 is a formal strategy which aims to assess existing sports pitches (type, condition, usage), forecast future demand for different pitch sports (football, basketball, netball etc.), and to provide a framework for protecting, enhancing, and providing pitches (and related facilities) over time. The proposed Playzone aligns with a variety of needs & objectives highlighted within the PPS, as outlined below:

Small-sided facilities, parks and open green spaces: Three priority projects for investment were identified as Snowden Field, Spalding Grammar School (indoor) and Sutton Bridge. *The 30×20 m MUGA is suited for informal, multi-sport / multi-user use (football, basketball & netball) Simultaneously providing a new facility in the area designated in the PPS, whilst also helping to relieve pressure on larger formal pitches.*

Unmet demand

Extra training needs: Nine clubs have unmet demand for floodlit, all-weather pitches

LED floodlighting and a secure site support use outside daylight hours and in poorer weather, aligning with PPS emphasis on quality and ensuring the facility is usable more often.

The proposal fully supports Policy 32 & the PPS by delivering improved sports and recreational infrastructure that fosters **healthy, active lifestyles**. The playzone will support local community residents of Sutton bridge thereby contributing to physical well-being and social cohesion.

- *Enhances community facilities:* By delivering a pitch and new multi-sport opportunities (football Basketball & netball), the Playzone improves the quality of available recreational amenities.

- *Promotes healthy lifestyles:* A well-maintained and versatile sports zone encourages physical activity among all age groups, supporting healthy living and community well-being.
- *Supports the council's commitment to inclusive sports:* The multi-use nature of the space ensures a range of sporting opportunities for different groups.

13. Conclusion

The proposed PlayZone in Sutton Bridge Memorial Field represents a significant enhancement to the local community's recreational facilities. By addressing the identified opportunities and constraints, the project aims to create a sustainable, inclusive, and vibrant space that will benefit the Sutton Bridge area and its surrounding residents for years to come. The development aligns with local planning policies and community aspirations, and we respectfully request planning permission for this valuable addition to the community.