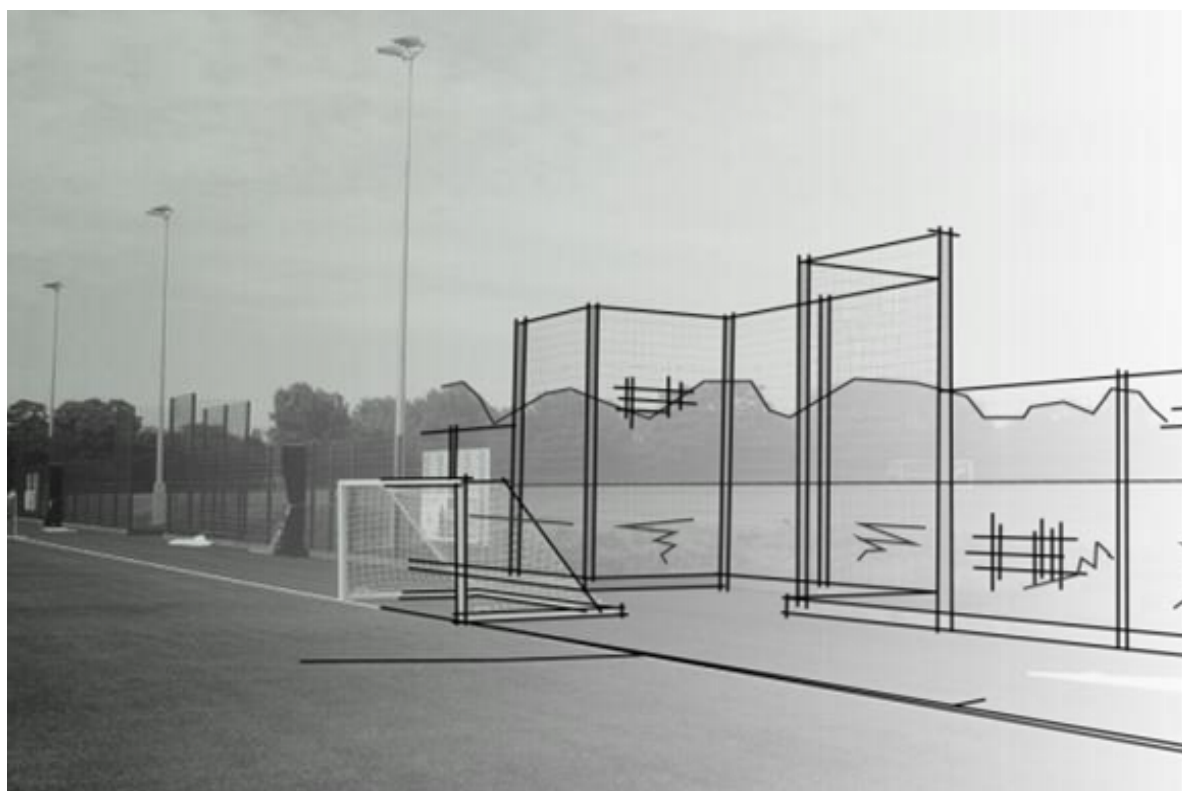


Burbage Sports Facility

Creation of a 3G Artificial Grass Pitch (AGP) with perimeter fencing, hardstanding areas, storage container, floodlights, acoustic fence, Huddle unit and overflow Grasscrete parking area

Design and Access with Planning Statement



Site	Millenium Hall Britannia Road Burbage Leicestershire LE10 2HF		
Project	Creation of a 3G Artificial Grass Pitch (AGP) with perimeter fencing, hardstanding areas, storage container, floodlights, acoustic fence, huddle unit and overflow Grasscrete parking area		
SSL project code	G-227556		
Associated Documents	See Below		
Document title	Design and Access with Planning Statement		
Document control	Revision	By	Date
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Associated Plans and Documents

Documents

G-227556 01 - Existing Site Plan
 G-227556 02 - Site Location Plan
 G-227556 03 - Proposed Site Plan
 G-227556 04 - Proposed AGP Plan
 G-227556 05 - Proposed Elevation
 G-227556 06 - Floodlighting Scheme
 G-227556 07 - Proposed Drainage Layout
 G-227556 08 - Proposed Drainage Strategy
 G-227556 09 – Playing Field Layout
 G-227556 10 – Infill Containment Measures

Appendices

Appendix A – Floodlighting Performance Report
 Appendix B – Institute of Lighting Professionals guidance note
 Appendix C – Sports Lighting Statement
 Appendix D – Proposed Materials and Appearance
 Appendix E – Drainage Strategy
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 Appendix G – Noise Management Plan
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Introduction

Purpose of the report

This Design & Access with Planning Statement has been prepared by Surfacing Standards Ltd on behalf of Burbage Parish Council to accompany a full planning application for the development of new sports facilities at:

Britannia Road Playing Fields

Britannia Road

Burbage

Leicestershire

LE10 2HF

The development has been carefully designed to comply with the FA and Sport England guidance, with the intention of enhancing the club's infrastructure. The scheme will provide a modern, durable, and inclusive all-weather sports facility, enabling year-round football activity for both club members and the wider community, regardless of seasonal or weather-related constraints.

The addition of the AGP will offer improved training and playing surfaces for various age groups and teams on the site. Furthermore, the facility will be available for community use, aligning with the club's objective to serve as a hub for local sports and recreational activities.

This site has been chosen for its strategic location within a well-established community and its history as a recreational site. The redevelopment reuses existing open space to deliver much-needed grassroots football infrastructure for Burbage and the wider areas.

The proposal has been carefully developed to ensure it is sympathetic to its surroundings and will offer significant benefits in terms of sport, health, community access, and education. The design reflects best practice in safeguarding, accessibility, sustainability, and local policy alignment, and will deliver a step-change in the quality and availability of local football facilities.

By providing a high-quality, all-weather sports facility, the development will enhance the ability to offer consistent and reliable training and match play opportunities. It will also support the broader community by offering a venue for various sports and recreational activities, promoting physical activity and wellbeing among residents of all ages.

Site Description



Figure 1 - Site Location

The site comprises of large open grass playing fields used for football, general recreation, and community events. The site also hosts Millennium Hall, a well-used community building supporting sports and recreational activities and serves as a central hub for local events. Vehicular access is via Britannia Road, with parking provision located adjacent to the hall. There are residential properties to the north and to the east, as well as to the west beyond the existing grass playing fields. The fields also extend to the south of the proposed development beyond a hedgeline.

Planning and Policy Context

Recent, Relevant Planning History

The below is recent, relevant planning history for the whole site:

Reference: 94/00592/FUL

Description: Construction of access road

Decision: Planning Permission

Reference: 94/00638/FUL

Description: Access to playing fields

Decision: Planning Permission

Reference: 94/00895/FUL

Description: Erection of floodlights and retention of pavilion and changing rooms

Decision: Planning Permission

Reference: 97/00407/OUT

Description: Erection of sports and community hall

Decision: Application Withdrawn

Reference: 97/00903/FUL

Description: Extensions to existing building

Decision: Planning Permission

Reference: 00/00396/FUL

Description: Erection of 9 metre flagpole

Decision: Planning Permission

Reference: 01/00247/FUL

Description: Installation of play equipment

Decision: Planning Permission

Reference: 04/01449/FUL

Description: Erection of 2.5m galvanised fence

Decision: Planning Permission

Reference: 12/00512/FUL

Description: Extensions and alterations to Millenium Hall including the erection of a new pavilion

Decision: Planning Permission

Reference: 16/00681/FUL

Description: Alterations and extensions to existing Parish Hall and erection of a new Pavilion

Decision: Planning Permission

Reference: 17/01319/FUL

Surfacing Standards Limited

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Member of Sports and Play Construction Association Professional Services Group

Registered in England and Wales under registration number 05154061

VAT number GB 687834179

SSL project code	G-227556	6
Client	Burbage Parish Council	
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Description: Erection of a new pavilion

Decision: Planning Permission

Reference: 18/01130/CONDIT

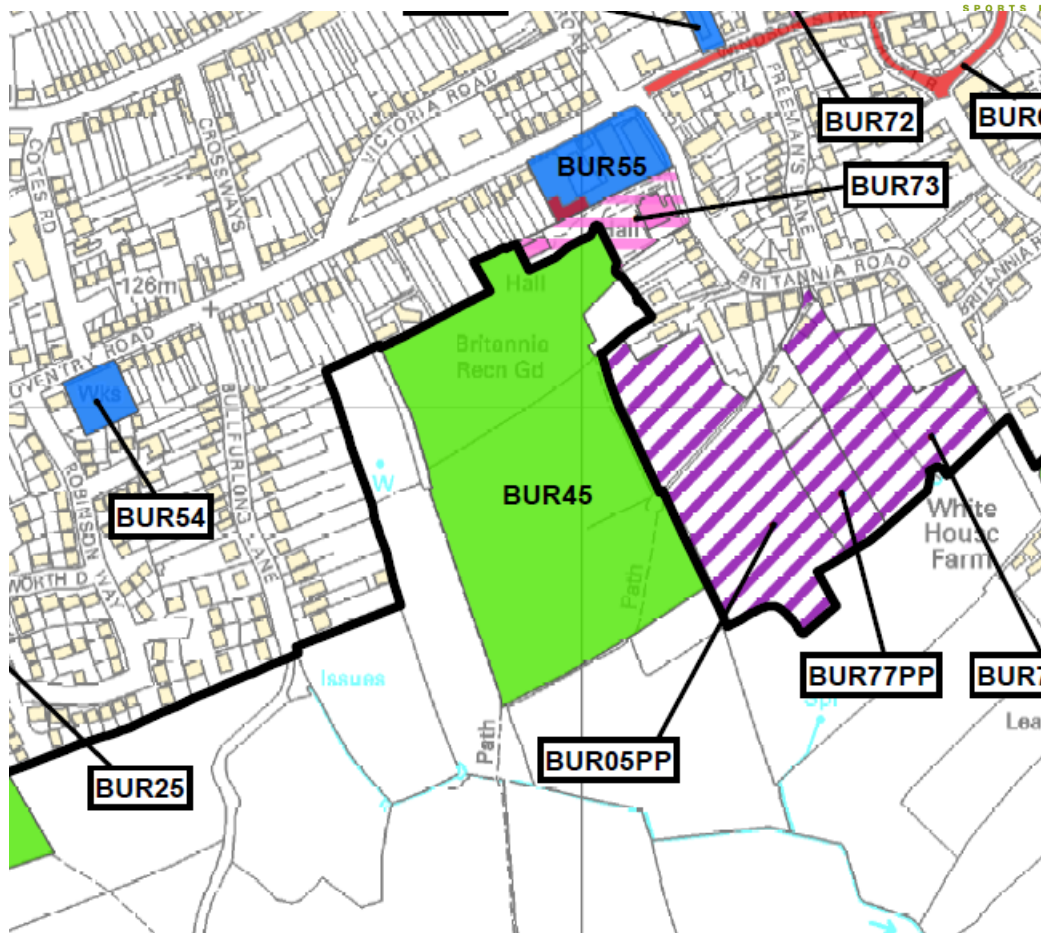
Description: Variation of condition 5 of planning permission 16/00681/FUL for the creation of additional parking spaces

Decision: Planning Permission

Local Planning Policy

The Local Plan for Hinckley and Bosworth 2006 to 2026 is made up of a series of documents, with supporting maps where relevant, which help to achieve the above, including the four key development plan documents, Development plan documents (DPDs), Core Strategy DPD, Hinckley Town Centre Area Action Plan (AAP) DPD and the Earl Shilton & Barwell AAP DPD. After a review of the Local Plan policy map the development site is outlined as an Area of Open Space, Sport and Recreation (BUR45) which is located just outside of the settlement boundary for Burbage.

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Key

- Community Facility
- Community Facility Boundary
- Conservation Area
- Cultural and Tourism Facility
- Cultural and Tourism Facility Boundary
- District, Local and Neighbourhood Centre
- Existing Employment Site
- Employment Site with Planning Permission
- Hinckley/Barwell/Earl Shilton/Burbage Green Wedge
- Hinckley Town Centre Area Action Plan Boundary
- Local Wildlife Site
- Mixed Use Allocation
- Mixed Use Site with Planning Permission
- Natural and Semi-Natural Open Space
- Open Space, Sports and Recreation Facility
- Open Space, Sports and Recreation Facility with Planning Permission
- Residential Allocation
- Residential Site with Planning Permission
- Site of Special Scientific Interest (SSSI)
- Scheduled Monument
- Settlement Boundary (BUR01 and HIN01)
- Borough Boundary

Figure 2 - Local Plan Policies Map and key

Below is a list of relevant Local Plan policies applicable to this development. This is not an extensive list and more policies may become applicable as the development progresses.

DM1 Presumption in Favour of Sustainable Development

Planning applications that accord with the policies in the Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Borough Council will grant permission unless material considerations

indicate otherwise, taking into account whether:

- a) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- b) Specific policies in that Framework indicate that development should be restricted.

DM4 Safeguarding the Countryside and Settlement Separation

To protect its intrinsic value, beauty, open character and landscape character, the countryside will first and foremost be safeguarded from unsustainable development. Development in the countryside will be considered sustainable where:

- a) It is for outdoor sport or recreation purposes (including ancillary buildings) and it can be demonstrated that the proposed scheme cannot be provided within or adjacent to settlement boundaries; or
- b) The proposal involves the change of use, re-use or extension of existing buildings which lead to the enhancement of the immediate setting; or
- c) It significantly contributes to economic growth, job creation and/or diversification of rural businesses; or
- d) It relates to the provision of stand-alone renewable energy developments in line with Policy DM2: Renewable Energy and Low Carbon Development; or
- e) It relates to the provision of accommodation for a rural worker in line with Policy DM5 -Enabling Rural Worker Accommodation. and:
 - i) It does not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside; and
 - ii) It does not undermine the physical and perceived separation and open character between settlements; and
 - iii) It does not create or exacerbate ribbon development; with Core Strategy Policies 6 and 9; and
 - iv) If within a Green Wedge, it protects its role and function in line
 - v) If within the National Forest, it contributes to the delivery of the National Forest Strategy in line with Core Strategy Policy 21

DM6 Enhancement of Biodiversity and Geological Interest

Development proposals must demonstrate how they conserve and enhance features of nature conservation and geological value including proposals for their long term future management.

Major developments in particular must include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats, ecological networks and ecosystem services.

Proposals where the primary objective is to conserve or enhance biodiversity or geological interest will be permitted where they comply with other relevant policies in the plan.

On site features should be retained, buffered and managed favourably to maintain their ecological value, connectivity and functionality in the long-term. The removal or damage of such features shall only be acceptable where it can be demonstrated the proposal will result in no net loss of biodiversity and where the integrity of local ecological networks can be secured.

If the harm cannot be prevented, adequately mitigated against or appropriate compensation measures provided, planning permission will be refused.

DM8 Safeguarding Open Space, Sport and Recreational Facilities

Planning permission will not be granted for proposals resulting in the loss of land or buildings in recreational or sporting use and areas of open space, as identified in the most recent Open Space, Sport and Recreational Facilities Study, except where:

- a) A replacement of an equivalent typology is provided, as defined by the most recent Open Space, Sport and Recreational Facilities Study, in an appropriate location serving the local community; or
- b) It is demonstrated that there is a surplus of recreational land, facilities or open space of the same typology exceeding the needs of the local community; or
- c) The development of a small part of a larger site in recreational use would result in the enhancement of recreational facilities on the remainder of the site, or on a nearby site serving the same community

Proposals which relate to Natural and Semi-Natural Open Spaces should also accord with Policy DM9.

DM10 Development and Design

Developments will be permitted providing that the following requirements are met:

- a) It would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting, air quality (including odour), noise, vibration and visual intrusion;
- b) The amenity of occupiers of the proposed development would not be adversely affected by activities in the vicinity of the site;
- c) It complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features;
- d) The use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the local area generally;
- e) It incorporates a high standard of landscaping where this would add to the quality of the design and siting;
- f) It maximises opportunities for the conservation of energy and resources through design, layout, orientation and construction in line with Core Strategy Policy 24;
- g) Where parking is to be provided charging points for electric or low emission vehicles are included where feasible;
- h) An appropriate Sustainable Drainage Scheme is submitted to and approved by the relevant Authority. Schemes should incorporate wildlife areas, ponds, swales and permeable paving where appropriate;
- i) It maximises natural surveillance and incorporates the principles of Secured by Design and has considered the incorporation of fire safety measures.

In exceptional circumstances where outstanding, innovative design is demonstrated (particularly where high levels of sustainability are an integral feature), applications will be considered favourably, even where this may result in some limited conflict with the above criteria.

Burbage Neighbourhood Plan (2021)

POLICY 18: NEW COMMUNITY FACILITIES

Retention of Existing Provision

The redevelopment or loss of community facilities such as community centres, sport and recreation facilities, places of worship, healthcare facilities, allotments, libraries and public houses including ancillary areas, will only be supported where it can be demonstrated that:

- a) an equivalent range of replacement facilities will be provided in an appropriate location within a reasonable distance of the local community; or
- b) there is surplus of the facility type within Burbage which can be demonstrated to exceed the needs of the community, or

- c) the loss of a small portion of the site would result in wider community benefits on the remainder of the site, or
- d) there is no longer an identified need for the facility and an alternative use can be found. Provision of New Facilities
- The provision of new community facilities across the Parish will be supported where the facility: a) Meets the needs of the community it intends to serve.
- b) Is within a reasonable distance of the above community.

Whilst the site is located outside the settlement boundary for Burbage it is providing a sport and recreational development, and is still in a sustainable location on the edge of the settlement providing a development that will not have a significant impact on the character and openness of the countryside in compliance with policy DM4 of the Development Management DPD. In line with policy DM8 of the Development Management DPD and Policy 18 of the Burbage Neighbourhood Plan, a replacement sporting and recreational facility will be provided of better quality to offset the loss of the recreational space. The development will complement the character of the existing area whilst not adversely impacting on the amenity of nearby residents in compliance with policy DM10 of the Development Management DPD.

National Planning Policy Framework (NPPF, Dec 2024)

The proposed development aligns with the National Planning Policy Framework (NPPF, December 2024) by promoting sustainable development that delivers social, environmental, and economic benefits. It supports inclusive community access to sport (para 96) and contributes to improved health and well-being through year-round physical activity (para 98). The scheme mitigates flood risk through SuDS (para 181), ensures design quality and integration with its surroundings (para 131), and reduces environmental impact via sustainable materials and biodiversity enhancements (para 187). It also encourages sustainable travel through active and public transport options (para 110). These principles are embedded throughout the design and long-term operation of the AGP.

Development Description

Development Outline

- A 97mx61m AGP with 3G artificial grass designed to accommodate a variety of youth football pitches and training areas.
- Macadam hardstanding viewing and goal storage areas.
- 4.5m high fencing to the perimeter of the facility with a 1.2m high internal fence.
- 6No. 15m high floodlighting columns.
- Maintenance / sports equipment store located within the fenced facility enclosure.
- Macadam access pathways.
- Installation of 4.5 metre high acoustic barrier to northern elevation of AGP.
- 2.5 metre high Huddle Hub tea bar unit within the fenced facility enclosure.
- Grasscrete overflow parking area to serve 56 spaces with 4m high lighting columns.

Purpose and Use

The AGP will deliver a significant improvement in pitch durability and availability when compared to the existing natural grass playing field, enabling extended use throughout the year. The facility is intended to serve a broad user base, including the sports club, partner organisations, and other community sports groups, all through structured and pre-arranged access agreements.

Designed as a flexible and inclusive football development space, the new AGP will accommodate a variety of pitch formats within a single enclosed playing area. In accordance with current Football Association (FA) technical guidance, multiple pitch markings will be applied to maximise both participation and training opportunities across a wide range of age groups.

The 97x61m AGP dimensions meet (and exceed) minimum pitch dimensions as per FA guidance and are sufficient to meet local league requirements for senior community football.

The intended programme of use is not detrimentally impacted (there is no loss of functionality, or displacement of any teams/groups as a result of the pitch being provided at 91x55m versus 100x64m).

The smaller footprint of the facility reduces the impact on the remaining playing field, allowing more space for other formal and informal activity.

The artificial pitch being provided meets the dimensions of the existing natural grass pitch, whilst also providing significantly increased capacity which supports the application in ensuring the benefits outweigh the loss.

The AGP will support the following formal pitch arrangements:

Table 1 - AGP Football Provision

Pitch Size	Colour	Age Group	Quantity
91x55m	White	Over 18 / Adult Football (11v11)	1
73x46m	Blue	U11 / U12 (9v9)	1

54.8x37m*	Yellow	U9 / U10 (7v7)	2
37x25.32m	Red	U7 / U8 (5v5)	4

Amount

The overall scale of development is summarised below:

Table 2 – Scale of the Development

Aspect	Area (m2)
3G Artificial Grass Surface	5,917
Porous macadam areas	695
Overflow car park	1,277
Total	7,889

Layout

The optimum location for a proposed AGP was carefully considered. Key considerations included:

- Minimising impact relating to noise and lighting
- Maximising the available playing field to accommodate natural grass pitches.
- Convenient proximity to changing facilities/welfare/site services.
- Convenient proximity of vehicular parking areas.
- Minimising impact on nearby trees and ecological considerations.

The proposed location will afford pedestrian, maintenance and emergency access and provide for suitable management, supervision and security.

It was concluded the proposed location for the new 3G pitch provides the best solution for the above considerations.

Appearance

NPPF - Achieving Well Designed Places

Paragraph 131 of the NPPF (2024) sets out:

“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.”

General Appearance

The AGP is designed to have minimal visual impact, ensuring it is sympathetic to its surroundings and does not affect the visual amenity of the area, in line with local policies. The choice of materials reflects the materiality and conformity of similar AGP installations, ensuring high performance and a high-quality, enduring appearance. These materials have been selected for the following reasons:

- High performance.
- High quality enduring appearance.
- Suitability within the local character.
- Durable and robust with low maintenance.
- Energy efficient and sustainable.

The design complements the site and the surrounding environment, ensuring minimal visual impact. It is sympathetic to its surroundings, avoiding any unacceptable impact on adjacent public areas or residential neighbours.

3G Artificial Grass Pitch

The installed appearance of the playing surface will comprise a 3G artificial grass system featuring a 40mm pile, partially in-filled with silica sand for stability and granulated rubber for performance. The grass will be coloured grass green to replicate the look of natural grass and maintain visual consistency within the surrounding open space.

This surface will be installed over a shockpad and is recognised as the most suitable artificial playing surface for community football and youth football development.



Figure 3 - A Typical Example of a 3G Artificial Surface

LED Floodlights and Columns

The proposed floodlighting will comprise 6No. 13m high galvanised steel columns, each equipped with energy-efficient LED luminaires. The galvanised (Z275) finish is acknowledged to be the most discreet in the predominantly grey UK sky.



Figure 4 - A Typical Example of Philips Luminaires and Columns

Ball Stop Fencing

The appearance of the perimeter ball stop fencing will be polyester powder coated RAL6005 Moss Green, which provides the most discrete appearance within the surrounding landscape.

Both the 4.5m high perimeter fencing and the 1.2m high spectator fencing will be steel open mesh with a 66x50mm rebound aperture to the internal pitch perimeter barrier up to a height of 1.2m. Above this height the fencing will transition to a 200x50mm aperture, maintaining visibility while reducing visual impact.

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



Figure 5 - A Typical Example of Perimeter Ball Stop Fencing

Macadam Hardstanding

The appearance of new hard standing areas including areas for pedestrian access and circulation, vehicular maintenance and emergency access, and open-air storage for portable football goals; will comprise grey black coloured porous macadam.



Figure 6 - A Typical Example of a Spectator Area

Storage Container

The new storage container will be utilised to store maintenance equipment and sports kit. The appearance of the new storage container (2.53m high x 6.06m long x 2.44m wide) within the facility enclosure will comprise high tensile profiled steel, finished polyester powder coated RAL 6005 moss green to match the perimeter fence.



Figure 7 - A Typical Example of a Storage Container

Acoustic fencing

The appearance of the new acoustic barrier fence (3m high) will comprise natural timber construction containing tongue and groove boards, posts, and capping rails; with a minimum 10kg/m2 density.



Figure 8 - A Typical Example of an Acoustic Fence

Overflow parking

The appearance of the proposed overflow parking area will comprise grass concrete 'Grasscrete'



Figure 9 - A Typical Example of Grasscrete parking

Huddle tea bar unit

The appearance of the proposed Huddle Hub tea bar unit will comprise green steel cladding.



Figure 10 - A Typical Example of Huddle Hub tea bar unit

Environmental Considerations

NPPF – Conserving and enhancing the natural environment (Pollution)

Paragraph 198 of the NPPF (2024) sets out:

“Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

- (a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;”

Noise

It is acknowledged that the application proposal would result in a greater intensification of use, made possible by the enhanced durability of 3G artificial grass in comparison to the current natural grass surface. The nearest residential properties are approximately 21 metres to the north of the proposed AGP. Therefore, a noise impact assessment has been undertaken and has been provided as a separate document (Noise Impact Assessment).



Figure 11 - Acoustic Impact Assessment Report

The assessment includes the prediction of noise emission from the AGP at the nearby noise-sensitive properties, based on noise level data from activities measured at existing AGPs and by generating a noise model. The assessment deemed that a noise acoustic barrier of 4.5 metres in height is required to the northern elevation of the proposed development, due to the presence of the residential properties to the north. The proposal therefore meets the guidelines set out by the World Health Organisation for levels of “moderate community annoyance” set at 50db following the addition of the barrier, and is therefore deemed to be suitable on noise grounds and no mitigation measures are required relating to noise.

Several additional measures will be implemented in addition to the above as part of the proposed development to reduce the noise impact:

- Neoprene Washers: Fitted to fence panel fixings to reduce rattle and vibration from ball impacts, minimizing noise emission.
- Playing Lines: Set a minimum of 3m from the pitch perimeter to limit ball impacts against the fencing.
- Noise Management Plan: A plan will be implemented for community use, with booking terms and conditions addressing noise and behaviour (e.g. bad language). A draft has been provided as a separate document in the list of appendices.

Lighting

The proposed AGP requires floodlights to facilitate sports activities from dusk up to the requested curfew time. The permitted times of operation will be determined via planning consultations, and these reasonable hours of use are requested to maximise football opportunities and public benefits via pre-arranged and structured access.

Modern sports area lighting using LED technology is very different to old-fashioned sports floodlights (using sodium and / or HID), with much advanced light control to ensure it is directed downwards towards the playing pitch surface; and does not over-illuminate the surrounding environment.

In addition to the above, the lighting impact will be controlled by the strict management of permitted operating times. Automatic time clocks will be installed to ensure lights are extinguished at the curfew hour every night of use.

- Time Clocks: Time clocks will be set to operate within a pre-programmed time including a seasonal changeover facility for BST and GMT.
- Floodlighting System: The floodlighting system will operate within permitted times only. These hours will be controlled by a photocell detector and timer switch to prevent any adverse impact local amenity.

Usage of the floodlighting system will be solely within permitted times and these hours will be controlled by a photocell detector and timer switch to ensure that any lighting does not adversely impact local amenity.

A floodlighting drawing including a combined AGP and car park spill diagram is included in the list of plans submitted, with the image below shown to illustrate the lightspill from the two parts of the proposal.

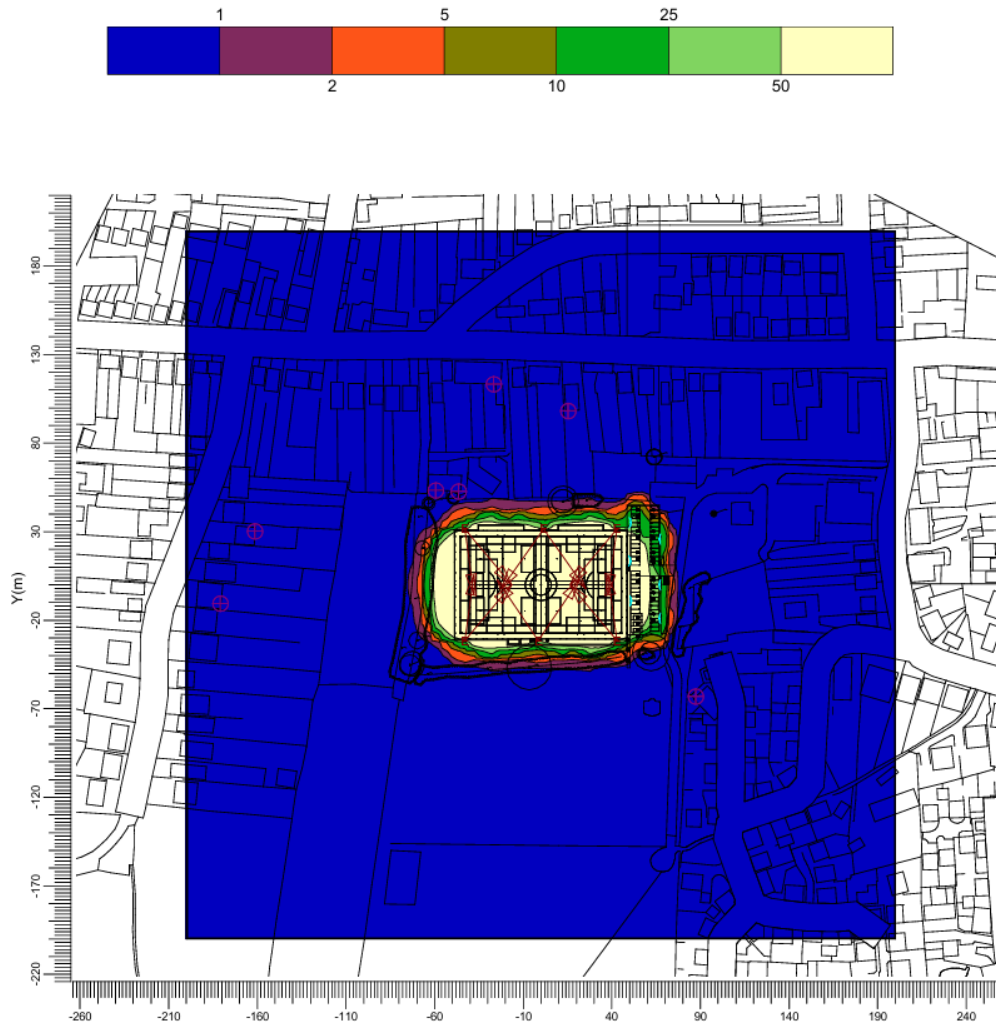


Figure 12 - Floodlighting Illuminance (Lux)

A Sports Lighting Statement has been provided as a separate document within the list of appendices providing more information on the above.

NPPF - Climate change, flooding and coastal change

Paragraph 181 of the NPPF (2024) sets out:

When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment⁶³. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

- (a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
- (b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;
- (c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;

- (d) any residual risk can be safely managed; and
- (e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

Flood Risk

Department for Environment, Food and Rural Affairs Sustainable Drainage Systems Non-statutory technical standards for sustainable drainage systems March 2015

“The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.”

The site falls within a Flood zone 1. Land within flood zone 1 has a low probability of flooding from rivers and the sea. Furthermore the site is at low risk from surface water flooding.

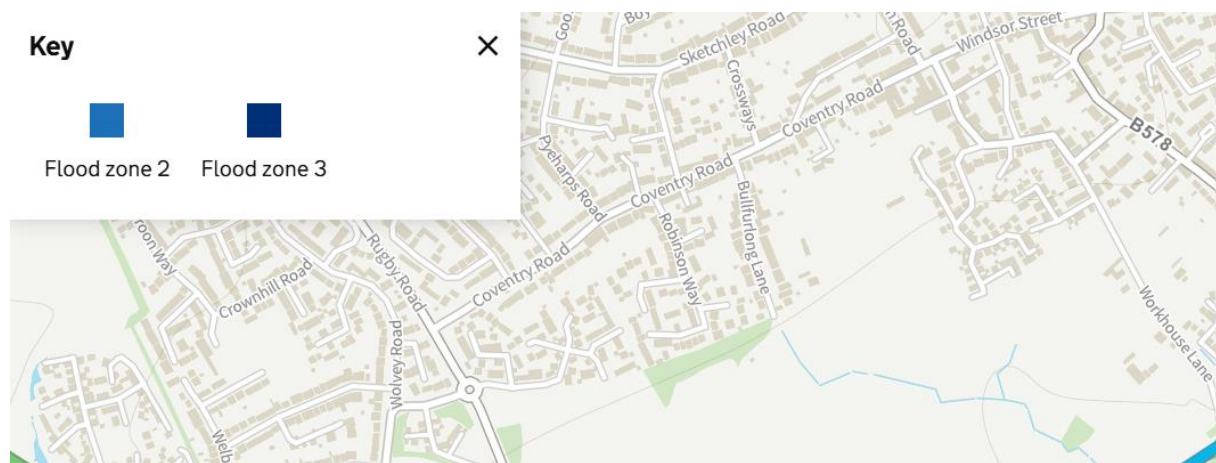


Figure 13 - Flood Map for Planning

Drainage Strategy

The AGP will feature a permeable playing surface and granular sub-base, allowing surface water to infiltrate and be temporarily stored within the base construction. A network of perforated pipes beneath the sub-base will collect and convey runoff to an existing watercourse to the south of the site. The drainage solution follows the surface water disposal hierarchy set out in Planning Practice Guidance. Further information on this and the general drainage proposal are available within the Drainage Strategy document within the list of appendices.

Ecology and Landscape

NPPF – Conserving and enhancing the natural environment

Planning policies and decisions should contribute to and enhance the natural and local environment by:

- (d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;

Arboriculture

There are trees on the site surrounding the development. An Arboricultural Impact Assessment (AIA) has therefore been undertaken to assess the impact of the development to the surrounding arboriculture. The purpose of the AIA is to identify any vegetation requiring removal, pruning and how retained trees are to be protected during the implementation of the development. The AIA sets out that no trees will need to be removed as part of the development, but protection measures will need to be in place to retain the closest trees. The AIA has been provided as a separate document within the list of appendices as part of the planning submission.

Ecology

A Preliminary Ecological Appraisal (PEA) was carried out in November 2025. The area proposed for development comprises intensively mown modified grassland with low biodiversity value. The PEA concluded that the only habitat to be directly affected is this species-poor grassland.

There are no statutory or non-statutory designated conservation sites within close proximity of the development, and no adverse impacts on protected sites are anticipated. No amphibians or reptiles are expected to be affected, and the potential impact to hedgehogs is limited to the construction phase. Mitigation measures including pre-works checks and escape routes from open excavations will be implemented.

For nesting birds, while no direct impact is expected, standard seasonal timing restrictions (March–September) and pre-clearance checks will be followed if any works affect tall vegetation. All boundary trees and hedgerows will remain unaffected by the development.

The ecological evaluation concludes that, with standard precautionary measures in place, the development will result in no significant impact on protected species and no loss of habitats of high ecological value.

There are a range of records of bat species in the vicinity to as such trigger the requirement for a phase II bat survey to inform the proposed sports turf floodlighting.

The PEA and Phase II Bat Surveys have been provided as separate documents providing further information, key findings and recommendations. These are both found within the list of appendices.

Biodiversity Netgain

The proposed development will result in a net loss of biodiversity. The habitat that will be lost comprises of amenity grassland totalling a net loss of 1.44 habitat units. In order to achieve 10% Biodiversity Net Gain there is a requirement to secure 1.59 of grassland habitat units from the relevant environment bank through purchasing off site enhancements.

For further information please refer to the appended Biodiversity Netgain Cover Report and the appended Biodiversity Netgain Metric.

Sustainability and Environmental Considerations

NPPF - Achieving Sustainable Development

Paragraph 8 of the NPPF (2024) sets out:

- (a) “an economic objective – to help build a strong, responsive and competitive economy...;
- (b) a social objective – to support strong, vibrant and healthy communities...; and
- (c) an environmental objective – to protect and enhance our natural, built and historic environment...”

Paragraph 85 of the NPPF (2024) also sets out:

"Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity..."

This proposal aims to contribute to these areas:

- Economic Role: Provide a self-funding facility for Burbage Parish Council and partner groups.
- Social Role: Enhancing health and wellbeing through inclusive football provision.
- Environmental Role: Minimise impact through sustainable design and resource reduction and reuse where possible.

Sporting Context

In a sporting context, the AGP will play a key role in supporting local football development by enabling structured, year-round participation. It will provide a high-quality playing surface for use by affiliated clubs, schools, and inclusive organisations, with a focus on increasing opportunities for underrepresented and low-participant groups. The facility will promote lifelong engagement with sport, help reduce dropout rates, and support skill development among young people.

The pitch will also strengthen club and school partnerships, foster new team formations, and contribute to wider FA and Football Foundation objectives for grassroots growth. It will be used for both competitive fixtures and recreational training, supporting a range of age-appropriate formats. The AGP will be added to The FA Register of Football Turf Pitches following compliance testing and managed with a sustainable business plan to ensure its long-term community benefit.

Environmental Context

The AGP has been designed to minimise environmental impact through its construction and operation. Sub-base aggregates will be locally sourced to lower the facility's carbon footprint. Cradle-to-cradle developments now allow artificial grass surfaces to be fully recycled into raw materials for new turf or secondary plastic products, eliminating their classification as single-use plastics.

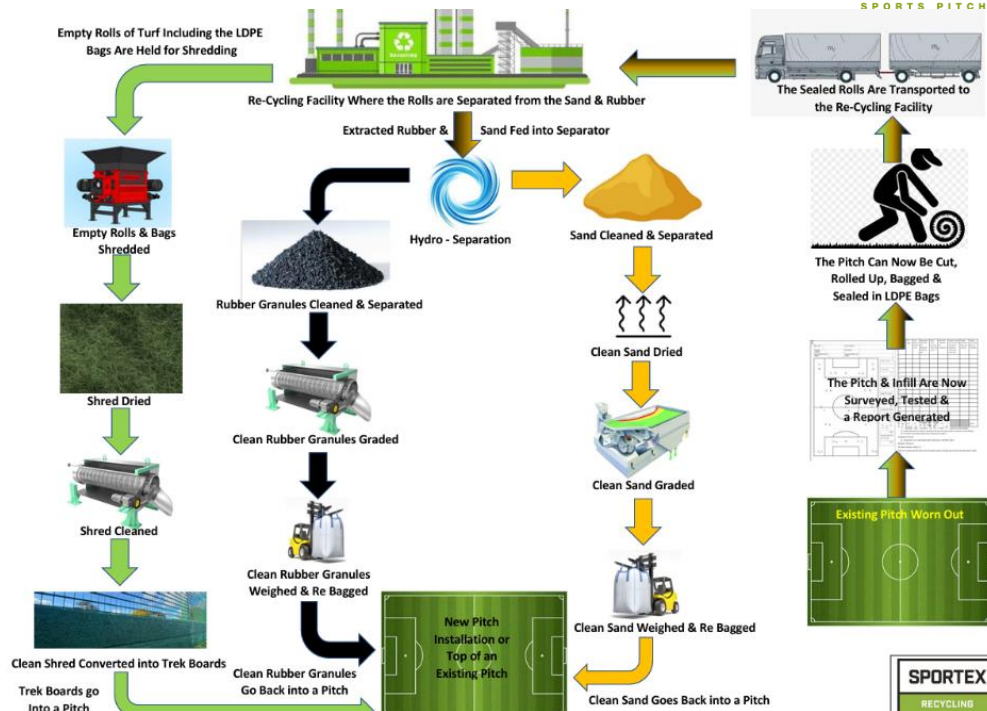


Figure 14 - Example Cradle-to-Cradle AGP Lifecycle

To minimise the migration of rubber crumb, infill containment measures including boot wipers, kickboards, and hardstanding will be installed to adhere with Football Foundation and SAPCA guidance. The development will replace part of a grass playing field with a high-quality, all-weather facility that increases access to football and supports wider participation. Located in a suitable community setting, it will be managed sustainably and delivered using best-practice construction methods to minimise waste and environmental impact.

SBR (Rubber Crumb)

A range of performance infill materials were considered during the development of this proposal, including SBR, EPDM, TPE, encapsulated SBR, and organic alternatives. Currently SBR is the preferred performance infill due to its performance, durability, cost-effectiveness, fibre-free composition, and recyclability.

The SBR material will accord with the Sports and Play Construction Association (SAPCA) Quality Control Protocol for Sports Performance Infill. This protocol provides a robust framework of obligations which suppliers and installers must follow to meet current legislation and regulatory requirements. Developed by the Football Foundation and key stakeholders, the protocol applies to the use of Sports Performance Infills. An extract from the protocol states:

“SAPCA, the UK trade body for the sports pitch industry, has developed a voluntary industry standard that will provide minimum requirements that go above and beyond what is currently required for rubber crumb under European regulation. Sport England and leading sport governing bodies all support this approach and will continue to work with the industry to provide reassurance that pitches in this country are safe.”

Further information with regards to the stance towards rubber crumb taken by the Football Foundation, Sport England and other governing bodies can be found via the following link:

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<https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport/position-statement-on-3g-pitches>



Figure 15 - Example 3G pitch with Rubber Crumb

Operation and Management

Bungay and District Sports Association aims to enhance its facilities to increase football opportunities for members and the wider community. Football is a key driver of social and health outcomes. This project will boost participation and enjoyment and is supported by the Football Foundation to expand access, particularly for disadvantaged groups. It represents a major investment in local sports provision.

The club will ensure the AGP generates sufficient income to cover all running costs, including staffing for maintenance and management. It will expand English Accredited Club provision, offering a high-quality environment for football development. The AGP will meet the FIFA Quality Programme standards and be registered on The FA Register of Football Turf Pitches prior to use. Ongoing performance testing will ensure safety throughout the facility's lifespan.

Management of the facility will be carried out by Burbage Parish Council on a day to day basis. Management will be overseen by a management committee made up of council and community stakeholders. The management team will oversee the operation and maintenance of the AGP. Their responsibilities will include:

- Overall Responsibility: The club will ensure compliance with funding terms and financial sustainability.
- Facility Maintenance: The senior leadership team will manage upkeep and assign staff for maintenance.
- Staff Management: The management team will oversee staff responsible for the day-to-day operation of the AGP.
- Financial Management: A sinking fund will be established to ensure the AGP will be refurbished in the long term.
- Community Use: The management team will coordinate community access and lettings.
- Monitoring: Usage, maintenance and finances will be monitored during the AGP lifecycle to ensure that the AGP and the sinking fund are adequately maintained.
- Policy Implementation: The management team will establish, monitor and ensure compliance with health and safety policies.

Operating Times

The proposed Artificial Grass Pitch (AGP) requires floodlighting to support scheduled use, particularly during darker winter months, ensuring safe evening training and matches. After the final session, a short illuminated period allows players, coaches, and spectators to vacate safely and for staff to store equipment and secure the facility. To minimise impact, lights will be dimmed to 10% during this time, signalling session end and facilitating a safe, efficient shutdown.

The proposed hours of use requested is as follows:

Table 3 - Proposed Hours of Use

Day	First Activity	Final Activity
Monday-Friday	09:00	22:00
Saturday	09:00	21:00
Sunday (inc bank holidays)	09:00	21:00

These hours will allow for structured football activities, training sessions, and community events, ensuring the facility is used to its full potential.

Maintenance Plan

Regular maintenance activities will be carried out by the site grounds staff and specialist contractors. This will include routine cleaning, inspection, and repairs to ensure the AGP remains in optimal condition. A detailed maintenance plan will be implemented to address both routine and periodic maintenance needs.

Financial Sustainability

Maintenance budgets to renovate, refurbish, and replace the facility at end of its functional life will be allocated accordingly. Income collected from community hire will be put towards a sinking fund to cover all operating costs, thereby ensuring financial sustainability, including:

- Regular and periodic maintenance work, staffing, and supervision.
- Electrical power consumption from floodlighting.
- Periodic floodlights testing with inspections and maintenance work.
- Replacement goals and netting.
- Periodic performance testing to ensure the field of play remains safe for play.
- Refurbishment of the AGP surface, fencing, floodlights, and other associated works at the end of an initial life cycle (e.g. ten years).

Sport England

Sport England will be a statutory consultee for this application due to the proposal involving the replacement of a natural grass pitch with a 3G Artificial Grass Pitch (AGP).

Policy Context and Justification

The proposal results in the loss of a natural turf pitch with a high-quality, all-weather facility that supports year-round use and addresses issues such as waterlogging and seasonal unavailability. The facility will comply with Sport England's Exception Policy E5:

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

Community Use and Access

The AGP will serve both the football club and a wider network of community users, including grassroots clubs, partner organisations, and inclusive sports programmes. A Community Use

Agreement (CUA), prepared in line with Sport England templates, will formalise and safeguard community access as a pre-first use planning condition.

It is requested that the Community Use Agreement, conditioned by Sport England, would be a pre-first use condition rather than a pre-commencement condition to allow the club time to develop the CUA in conjunction with Sport England.

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Access and Transport

NPPF - Promoting Sustainable Transport

Paragraph 110 of the NPPF (2024) sets out:

“Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes...”

Paragraph 116 of the NPPF (2024) sets out:

“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.”

Accessibility

The site is conveniently located, providing easy access for service, maintenance, and emergency vehicles. The existing vehicular access and egress arrangements will be utilised, with no changes proposed to the existing access off Britannia Road. This ensures that all users will have equal and convenient access to the facilities.

The proposed facility has been designed to ensure it is accessible to all users. All pedestrian paths and hardstanding shall be compliant with Equality Act 2010 regulations and Sport England’s Technical Design Guidance Note ‘Accessible Sports Facilities 2010’. The Equality Act 2010 replaced the Disability Discrimination Act (DDA) in England, Scotland and Wales.

The new hardstanding areas surrounding the AGP ensure inclusive circulation space for players, coaches, officials and spectators.

Onsite Parking

The site provides accessible, dedicated onsite parking facilities for all users of the facilities, ensuring safe and efficient traffic circulation within the site. The current park provides 66 spaces. Given the expected increased demand for parking as a result of the development in addition to existing on site parking demands from the other on site community facilities its was considered that additional parking spaces should be looked at being provided. As such the development includes provision for an extra 56 spaces, via an overflow ‘Grasscrete’ parking area to the east of the site. this will help to provide greater parking numbers on the site and take the pressure off the need to park on the surrounding roads. This is supported by the appended Transport Assessment which summarises that the existing and proposed parking provision will be sufficient to accommodate the parking demands for the site.

The parking provision as existing and as proposed therefore includes:

Table 4 - Parking Provision

Vehicle	Current Spaces	Proposed Spaces
Car	66	122
Light Goods Vehicles/ Public Carrier	0	0
Motorcycles	0	0
Disability Spaces	5	8
Cycle Spaces	0	12

Active Travel Opportunities

All existing active travel modes including walking, cycling, and public transport will continue to be available for everyone visiting the AGP, and the club will continue to encourage players, officials, parents, and all community visitors to travel actively wherever possible. These active travel options are explored and explained further in the appended Transport Assessment.

Construction Stage Traffic Impact

Subject to approval, a construction logistics plan can be provided to ensure construction vehicles will not have a detrimental impact on the vicinity of the site including the provision of adequate parking for construction vehicles onsite and to prevent on-street conflict and impacts to the highway safety and to prevent pollution and the protection of residential amenity.

The proposed times of construction, demolition and site clearance operations will be limited to the following hours:

Table 5 - Proposed Construction Hours

Day	Operating Hours
Monday to Friday	07:00 to 18:00
Saturday	07:00 to 13:00
Sunday	No Operation
Public Holidays	No Operation

HGV movements and installation of equipment on site will not be permitted outside these hours during the construction phase without prior written approval from the Local Planning Authority.

Project Benefits

Project Aims

The aims of this project are to:

- Provide a vital training and match play facility for local football and community sport.
- Provide a reliable sports surface to ensure safe and consistent use and guaranteed all-weather play.
- Support grassroots football development programs.
- Support continued growth of football within local teams.
- Ensure equality, diversity, and inclusion across the development programmes.
- Reduce pressure on existing facilities locally.
- Work strategically with other facilities and organisations locally to support football growth and development.

NPPF - Promoting Healthy and Safe Communities

Paragraph 96 of the NPPF (2024) sets out:

"Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- (a) promote social interaction...;
- (b) are safe and accessible...; and
- (c) enable and support healthy lifestyles..."

Paragraph 98 and 99 of the NPPF (2024) sets out:

"To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- (a) plan positively for the provision and use of shared spaces, community facilities...
- (b) take into account and support the delivery of local strategies to improve health, social and cultural well-being...

Paragraph 103 and 104 of the NPPF (2024) sets out:

"Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities... Existing playing fields should not be built on unless the benefits of alternative sports provision clearly outweigh the loss"

Project Outcomes

The proposed AGP will enhance football activities at Britannia Fields in Burbage, meeting local demand for artificial pitches. It will expand accessible sports, recreation, and community facilities, providing valued training and competition spaces for curriculum and community football during weekdays, and club matches in the evenings and weekends. The improved facility will attract widespread appeal, contributing positively to social and health priorities through accessibility, inclusivity, sustainability, engagement, and usage.

Community access and football growth and development is critical to the success of this proposal. With an improved sporting amenity, the facility will become a prized resource for the local football community, offering inclusive access, long-term sustainability, and meaningful health and social benefits. The delivery of the facility would provide a year-round training and competition venue for affiliated football clubs, individuals, and targeted groups.

The facility will allow player pathways to be augmented and reinforced — from mini soccer advancing through youth football into open-age football — all at one venue via pre-arranged and structured community access. As described above, there is widespread support and significant demand for this facility at the club.

This proposal would encourage and support healthy lifestyles, with the facility being playable throughout the year, unlike grass pitches which become water-logged during wet winter weather or excessively hard in dry conditions. Furthermore, given the under-supply of similar facilities locally to meet current and future requirements, this development would significantly reduce the need for footballers, visiting teams, and local groups to travel long distances to access appropriate provision.

The plan is to provide long-term sustainable benefits by increasing grassroots football development and encouraging whole-life sport for young and older aspiring footballers. It will also promote increased physical activity and improved mental wellbeing to support healthier lifestyles. Once implemented, the facilities will provide opportunities for more people to be more active, more often.

A managed relationship with community guests and visitors will be arranged before the development is occupied, by way of a Community Use Agreement (CUA) which will be prepared in consultation with Sport England.

Local And Strategic Need

Burbage Parish Council, in partnership with FC Burbage and local community stakeholders, is bringing forward this proposal for the development of a full-size, floodlit 3G artificial grass pitch (AGP) at **Britannia Road Recreation Ground**. This statement sets out the case, from the applicant's perspective, for why this facility is **essential** to meet current demand, accommodate future growth, and deliver broad community benefit.

The project has grown out of a **clear need** for high-quality, reliable and flexible sporting infrastructure. It will serve the people of Burbage not only through football, but as a **multi-sport, community-centred resource** that promotes health, inclusion, and opportunity.

Burbage is home to a thriving sports community. FC Burbage now supports **over 35 teams**, including a **rapidly growing girls' section**, alongside adult and youth participation. The club has built a strong local presence over the past decade and continues to welcome new members each season.

At the same time, our **grass pitches are overstretched and unreliable** — particularly in winter, when training sessions and fixtures are regularly cancelled due to weather. This not only disrupts player development and engagement, but also makes it difficult for coaches, parents and volunteers to plan confidently.

Currently, local residents and clubs are forced to **travel out of the parish** to access 3G Artificial Grass Pitches — typically to facilities in **Hinckley, Lutterworth, or Nuneaton**, all of which are frequently **oversubscribed** and unable to accommodate additional teams.

This travel places **additional pressure on families and volunteers**, limits participation for those without transport, and undermines the long-term sustainability of grassroots sport in Burbage. A local 3G facility would **remove these barriers** and bring football and rugby training back into the heart of our community.

Importantly, this 3G facility is being designed as a **multi-sport venue**. Burbage Rugby Club — an active stakeholder in this project — will use the pitch for **rugby training**, particularly during darker and wetter months when grass surfaces are unplayable. The 3G surface will meet relevant specifications for both football and rugby training use, maximising community value.

In addition to traditional club bookings, we also envisage opening the facility to **larger local employers** — offering access to **employee wellbeing sessions**, inter-company tournaments, and workplace fitness. This supports local business health strategies and encourages positive links between commerce and community.

The Football Foundation's **Local Football Facility Plan for Hinckley & Bosworth** identified a shortage of 3G provision in the borough — with **Burbage specifically highlighted as a priority area**. With over **230 affiliated football teams** in the borough and growth continuing year on year, existing facilities are simply no longer adequate.

To help guide our location choice, we conducted a community consultation in 2023. Over 165 responses were received, with **over 70% of respondents preferring Britannia Road** over alternative sites, citing its **walkability, available amenities, and established sporting character**.

Following a site appraisal and visits by the Football Foundation, Britannia Road Recreation Ground was selected as the **most suitable location** due to:

- Existing **toilet and changing facilities**
- Access to **some off-street parking**
- Existing use as a sports site
- No conflicting underground infrastructure
- Community and club support

The pitch will replace the existing grass rugby pitch, with the rugby use relocated within the same recreation ground. This approach minimises disruption while adding **significant new capacity** through an all-weather surface.

This project delivers on the **vision and policy goals** set out in the **Burbage Neighbourhood Plan (Made May 2021)**:

- **Policy 42:** Protecting and improving local leisure facilities
- **Section 7.2 (Social sustainability):** Enhancing local health through accessible recreational infrastructure
- Supporting an inclusive and vibrant community with improved leisure opportunities

The project delivers Borough wide and national policies and strategies as well:

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- HBBC's Playing Pitch Strategy and Open Space Study recognise the **need to diversify provision** and improve quality.
- Our proposal aligns with **Sport England's Active Design principles** and the **Football Foundation's AGP Framework**.
- The plan complements broader local and county **public health objectives** by increasing physical activity opportunities.

This pitch is more than a surface — it's a platform for opportunity. Benefits will include:

- **Reliable, year-round access** for FC Burbage's teams — especially girls' football, which is a strategic growth priority
- **Shared use with Burbage Rugby Club** for training, enabling both clubs to plan with confidence
- Local schools gaining daytime access for **PE delivery and after-school sport**
- Creation of a **well-managed, community booking system** overseen by a multi-agency Steering Group
- Encouraging new activity such as **walking football, inclusive sessions**, and workplace wellbeing events

Our aim is not to exclude but to **include** — offering a facility that supports health, participation and pride for the whole of Burbage.

- Burbage Parish Council has committed up to **£220,000** toward the project, and is actively pursuing match funding, sponsorship, and grants.
- FC Burbage will operate under a **formal Service Level Agreement**, ensuring professional standards, safety, and respect for neighbours.
- We are working closely with consultants on design aspects such as **parking provision, light spill mitigation, and acoustic fencing** where needed.

The case for this 3G pitch is not theoretical — it is visible in **regular cancellations, oversubscribed grass pitches**, and the **unmet potential** of our local community.

We are not building this because it is convenient. We are building it because it is **necessary** — to support inclusive, healthy living, grassroots sport, and the long-term sustainability of community recreation in Burbage.

Photos of Site



View of existing community building and car park.

View of playing field subject to proposed development.



View of clubhouse building to south of proposed development.

View of southern field within the site.



View from location of proposed development looking north towards residential properties.

View from proposed development looking east towards residential properties, site car park and site buildings.

