



Pitch and Track Ltd

The Granary
3 Sleaford Road
Folkingham
Sleaford
NG34 0SB

22nd May 2025

Planning Statement – Microsoft, Rare Ltd, Manor Park, Twycross, CV9 3QN

Existing Site

The site is host to Rare Ltd, a British video game developer and a studio of X Game Studios based in Twycross.

The site was developed in 1999 and over the years has seen the introduction of lakes, tree planting and natural footpaths to promote a sense of well being for the staff based there.

These now number over 240 and the company are encouraging a fitness programme.

There is currently one small internal gymnasium and an outside area is used for football and outdoor games.

Proposal

The demand for sports within the working day has now grown to a level where a dedicated all-weather facility is required.

This part sized pitch would be situated on an area of mainly grassland and close to the main offices for easy access. This permits the usage of the existing site pedestrian walkways.

The new facility would meet national standards for sport and tested to EN 15330-Part 1 Football.

Material Considerations

The materials proposed would be from recycled sources where possible and any minor waste from packaging would be sent for recycling.

The base works indicated on the drawings promote a free draining structure with ground drainage dispersing into a sustainable soakaway system.

Environmental

The project has had a detailed Biodiversity report, which is attached and it is believed the facility would have a positive effect on the surroundings, with proposed new trees and orchard providing a more sustainable environment for the onsite beehives.