

Hinckley and Bosworth Borough Council

FAO: Sophie Iliffe

By email only

20 June 2025

**Town & Country Planning (Development Management Procedure) (England)
Order 2015 / National Planning Practice Guidance**

Application Reference: 25/00513/FUL

Site: Rare Ltd, Manor Park, Twycross, Atherstone

Proposal: Synthetic grass football exercise area complete with fencing

Sport England Reference: PA/25/EM/HIN/70924

Thank you for consulting Sport England on this application.

The proposed development relates to the construction of a small sided Artificial Grass Pitch (AGP) built on non-playing field land. Therefore, the proposal falls under Sport England's non-statutory remit (National Planning Policy Guidance (PPG)).

The new sports facility should be assessed against Section 8 of the National Planning Policy Framework (NPPF) (2024) and Sport England's planning objectives. Sport England's planning objectives are:

- Protect – To protect the right opportunities in the right places.
- Enhance – To enhance opportunities through better use of existing provision.
- Provide – To provide new opportunities to meet the needs of current and future generations.

The New Pitch Layout Drawing (No: 1516-06) includes details of the proposed AGP. To ensure that the facility would be fit for purpose, the Football Foundation (FF) has recommended that the proposed that the design of the AGP adheres to The FA Guide to Football Turf Pitch Design Principles and Layouts. With regards to the plans provided the FF has the following recommendations:

- **Construction Quality** – The pitch should be constructed to FIFA Quality Programme for Football Turf – FIFA Quality standard or equivalent International Match Standards (IMS) as a minimum.
- **Floodlighting** – Consideration should be given to sports lighting.
- **Fence height** – The FA recommend that the perimeter fence height on all sides of the 3G AGP should be 4.5 metres.
- **Spectator area** – A dedicated hard standing area for spectators should be provided within the perimeter fence. A 1.1m high spectator barrier should be installed to ensure that spectators can view the 3G playing area from this hard standing area which is separate from the 3G area.
- **Access** – The FF recommends reviewing the proposed double-gate access to ensure maintenance machinery or emergency vehicles can access the pitch if required.
- **Infill retention** – measures should be taken to manage and minimise the loss of infill from the playing surface. BSI Standards, working with the European Committee for Standardisation (CEN), have developed a Technical Report describing the procedures that should be used to control infill migration. Design measures and procedures to control infill migration include:
 - Fitting containment barriers on a pitch's perimeter fencing.
 - Installing decontamination grates and boot cleaning brushes at all player and vehicle entrance gates.
 - Ensuring all stormwater drains around a pitch have suitable microfilters to capture any infill being carried by surface run-off, etc.
 - Keeping a dedicated maintenance brush within the boundaries of the pitch, so it cannot carry infill into the surrounding environment.
 - Thoroughly removing any infill from maintenance tractors, etc. before they leave the pitch.

Sport England's Assessment

Based on the information submitted with the planning application submission along with the comments made by the FF, Sport England has **no objections** to the proposed AGP which would provide new opportunities for sport and recreation for users of the site.

Yours sincerely,

Sharron Wilkinson, MRTPI
Planning Manager, Sport England