

S23-281

APPLICATION FOR PLANNING PERMISSION

3G ARTIFICIAL TURF PITCH (3G ATP)

HINCKLEY RUGBY FOOTBALL CLUB LTD

DESIGN AND ACCESS STATEMENT WITH PLANNING STATEMENT

DECEMBER 2023



S&C SLATTER

CONSTRUCTED WITH INTEGRITY

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DOCUMENT CONTROL

Project Title	Hinckley Rugby Football Club Ltd 3G Artificial Turf Pitch (3G FTP)
Document Title	Design and Access Statement with Planning Statement
Client	Hinckley Rugby Football Club Ltd
Project Number	S23-281
Note	Plans included in this statement should not be scaled - please refer to scaled plans included with application pack

REVISION HISTORY

Revision	Description	Issued By	Date	Status
.00	Planning Issue	TB	20 12 2023	For Approval

1 STATEMENT STRUCTURE

This joint Design and Access Statement with Planning Statement has been prepared for Hinckley Rugby Football Club Ltd by S&C Slatter to accompany an application for full planning permission for a proposed 3G Artificial Turf Pitch (3G ATP) refurbishment.

The Town and Country Planning (Development Management Procedure) (England) Order 2015 recommends that a Design and Access Statement should discuss the design principles and concepts (including equal access issues) that have been applied to the development.

Also, a Planning Statement should provide 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.

Therefore, for Hinckley and Bosworth Borough Council to validate, consider and grant full planning permission for this project, this joint statement describes the process that has resulted in the submitted development proposal; with particular emphasis to:

Particular	Requirement
Physical Context	Account for the design principles and concepts that have been applied to the development. Demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account. Explain how any specific issues which might affect access to the development have been addressed.
Socio-economic Context	Describe the context and need for the development. Demonstrate the proposed contribution of the development locally.
Planning Policy context	Assess how the proposed development accords with relevant national, regional, and local planning policies. Comment on all planning issues relevant to the proposal, necessary to enable the assessment of the proposed development.

2 MATERIAL CONSIDERATIONS

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

Type	Item
Environmental	Sustainability. Contamination or pollution risk.
Human	Protection of residential amenity. Strategic and local needs for this project. Community engagement and involvement. Public benefits and equality of opportunities. Travel and transport impacts.
Political	Principle of development.

And corresponding planning policies to the above considerations include:

HINCKLEY AND BOSWORTH BOROUGH COUNCIL LOCAL PLAN 2006-2026 SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES DPD

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

NATIONAL PLANNING POLICY FRAMEWORK (NPPF) (SEPTEMBER 2023)

Section	Requirement
Section 2	Achieving sustainable development.
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.

3 APPLICATION DETAILS

Details for this application are as follows:

APPLICATION TYPE

Other operations – other than winning and working of minerals.

LOCATION

Hinckley Rugby Football Club Ltd
Leicester Road
Hinckley
Leicestershire
LE10 3DR

APPLICANT

Hinckley Rugby Football Club Ltd
Leicester Road
Hinckley
Leicestershire
LE10 3DR

PLANNING AGENT

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

DEVELOPMENT PROPOSAL

Renewal of a 3G Artificial Turf Pitch (3G ATP) with associated features including:

- Replacement artificial grass pitch surface (3G artificial turf) (5917 sq. metres);
- Replacement 4.5m high ball stop fencing (334m linear) with entrance gates forming an enclosure around the facility;
- New 1.2m high pitch barriers (75m linear) with entrance gates along the Southern side of the 3G football turf surfaced pitch;
- New 2.6m high maintenance equipment storage container (15 sq. metres) within the facility enclosure;
- Replacement 15.0m high lighting masts (6no.) with LED luminaires (14no.) around the facility perimeter;
- Replacement hard-standing areas along the Eastern side of the sports facility for player / pedestrian access, circulation, and viewing; portable goals storage; as well as vehicular access (519 sq. metres).

4 APPLICATION SITE

The application site is an existing 3G Artificial Turf Pitch (3G ATP) to suit football activities and includes a variety of complimentary features (3G artificial turf pitch surface, ball stop fencing, and lighting) typically associated with all-weather sports facilities.

The 3G ATP is centered at an approximate grid reference of 444709 295945.

The current sports facility is now aged and has reached the end of its life cycle. It requires refurbishment and some modernisation including a new artificial turf pitch surface, replacement floodlights, fencing, and hard standing areas; which require new / updated planning permission.

The sports ground extends further South West and contains a grassed sports field and a floodlit rugby pitch with a clubhouse adjacent to the East of this. The wider sports ground site is located between the B4668 Leicester Road along the South East and East and the A47 to the North.

Immediately East of the application site is the stadium of Hinckley LR Football Club and grassed playing fields to the North. The associated clubhouse and car park are to the East of this. Just outside of the site boundary to the South East are tennis courts, netball courts, a cricket field and an associated clubhouse/pavilion. Further South are more grassed rugby pitches and to the West of the sports ground is a small area of woodland.

Agricultural land borders the site to the South West and generally surrounds the wider area in all directions.



North facing view across the existing 3G Artificial Turf Pitch (3G ATP)

Extensive parking is available for staff, sports people, and all visitors travelling to the sports ground by vehicle, including free parking spaces for standard and accessible cars, and mini buses and coaches. For example, the area of hard standing surfacing immediately South of the 3G ATP is large enough to accommodate approximately eighty parked cars.

Being approximately 2.5km from the centre of Hinckley, the sports ground is well served and accessible to more sustainable types of transport including Active Travel modes (walking and cycling). And in terms of accessibility to local public transport services, the nearest bus stops and train stations to the sports ground are as follows:

Bus Stops	Distance
Leicester Road Hinckley	262m
Golf Club (Leicester Road)	350m
Golf Club (Leicester Road)	433m
Laneside Drive (Stoneygate Drive)	764m
Laneside Drive (Stoneygate Drive)	780m
Train Stations	Distance
Hinckley Station	2.7km

The closest residential neighbours to the 3G ATP are approximately 280m to property boundaries and 290m to house façades to the East along Leicester Road.



West facing view across the existing 3G Artificial Turf Pitch (3G ATP)

5 SITE CONTEXT

This proposal will maintain the current situation, with inappropriate impacts to sensitive receptors continuing to be avoided; which is demonstrated by the following site context:

Aspect	Context
Site History	Since the first available mapping in the 1890s, the site is shown to be within agricultural fields. The site appears to stay the same until the most recently available historical Ordnance Survey mapping in the 1970s. Aerial imagery from 1999 shows the site has been changed to grassed playing fields in the South; the Northern area and 3G Artificial Turf Pitch (3G ATP) is still agricultural land. The rugby clubhouse, tennis courts, cricket oval and associated pavilion are also present. By 2006, the existing 3G ATP, and the Hinckley LR Football Club stadium to the East, have been constructed. In 2015 the first sign of the netball courts is recorded, seen to be resurfaced in the 2021 images. The clubhouse associated with the rugby club is under renovation in 2016, with the extension and the associated car park seen finished in 2018. With the exception of the resurfacing of the tennis courts the site remains unchanged until the most recent aerial image from 2021.
Heritage	The sports ground is not designated as a conservation area and does not contain listed buildings.
Archaeology	The application site does not contain any known archaeological features.
Arboriculture	The refurbishment proposal will be contained within the footprint of the current sports facility and will not therefore affect any surrounding trees.
Coal Mining	The Coal Authority's interactive map confirms the application site is not located within a coal mine reporting area and not subject to historical coal mining activities.
Flood Risk	HM Government's website Flood Map for Planning confirms the application site is located within Flood Zone 1 and has low flood risk probability from rivers or the sea. Flood risk from surface water is very low with a chance of less than 0.1% and 1% each year of flooding. There is no flood risk from reservoirs within or adjacent to the proposed site.
Landfill	According to the British Geological Survey, there is no artificial ground or landfills close to the application site.

Unexploded Ordnance	Hazard risk mapping records indicates a low risk from Unexploded Ordnance and therefore, no site specific assessments are required.
Utility Services	The application site is free from any below ground of above ground utility services owned and operated by statutory undertakers (SUs).
Ground Conditions	During a recent ground investigation, hand pits were excavated across the 3G ATP to understand underlying ground characteristics. Each hand pit encountered artificial turf pitch surface approximately 30mm thick. Beneath the artificial turf, an initial unbound stone sub base layer was encountered comprising a light beige, slightly silty, sandy, fine to medium, subangular to subrounded limestone gravel to depths of between 0.08m and 0.14m (60mm to 110mm thick). Beneath this to depths of between 0.3m to 0.54m (190mm to 400mm thick) was sub base comprising a grey very sandy, fine to coarse, subangular to subrounded limestone gravel with a geotextile membrane present at base of this sub base. Underlying the sub base or Made Ground in all hand pits, deposits believed to be of natural Bosworth Clay Member deposits were encountered. These deposits generally comprised a soft to firm, brown orange, occasionally light grey mottled, frequently gravelly, clay with flint gravels.

6 SITE SUITABILITY

Optimum site characteristics were considered during feasibility and design development stages preceding this proposal, including:

Aspect	Requirement
Safeguarding	Safeguarding and wellbeing of all facility users (staff, sports people, and all visitors).
Welfare	Convenient proximity to changing rooms and welfare accommodation (within the adjacent pavilion building).
Management	Convenient proximity to management and administration facilities (within the adjacent pavilion building).
Access	Adequate access arrangements with continued parking provision onsite, and opportunities for Active Travel including surrounding public walking and cycling routes, and convenient public transport systems.
Physical Constraints	Avoidance of unmanageable physical hazards (including historical coal mining, utilities and services, adverse land conditions).
Residential Amenity Constraints	Avoidance of unacceptable impacts to residential amenity (by way of noise, visual and artificial lighting; as well as general disturbance); or the ability to introduce mitigation measures to the careful proposal design.
Biodiversity Constraints	Avoidance of unacceptable impacts to any protected species, local biodiversity, ecology, and arboriculture; or the ability to introduce mitigation measures to the careful proposal design.

The application site provides the best solution for these considerations.

The prime purpose of the renewed 3G Artificial Turf Pitch (3G ATP) will remain unaltered, facilitating community sports, recreation, and leisure activities.

The surrounding land and uses around the sports ground and beyond are unaffected by this proposal.

The 3G ATP, once refurbished, will be transformed into a valued contemporary all-weather sports facility facilitating football and rugby union activities.

Once implemented; the development will be appropriate in its location and the proposed facilities will enhance and maximise the performance quality of the sports grounds amenities.

The replacement facility will be appropriate in its location, whereby the development has no adverse visual impact or impact on local and residential amenities or the surrounding environment.

The 3G ATP redevelopment design is compatible with onsite characteristics and is complimentary to its setting; whilst being sensitive to and properly preserving residential amenity, and the surrounding environment.

This is because several mitigation features would be implemented to the modernised 3G ATP to prevent any unacceptable impacts and to ensure that the current situation is maintained.

The 3G ATP would continue to be located close to existing amenities provided within the sports ground, and with convenient pedestrian access for all staff, sports people, and visitors.

This location will afford convenient maintenance and emergency vehicular access as well and providing for suitable management, supervision, and administration.

The application site does form a useable playing pitch, the current 3G ATP, but would not result in the loss of, or would prejudice the use of:

- All or any part of a playing field, or
- Land which has been used as a playing field and remains undeveloped, or
- Land allocated for use as a playing field.

Sport England will consider whether this proposal affects a playing field and against their own playing fields policy, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). We believe this proposal is acceptable in principle, because it would satisfy exception 5 of Sport England's adopted Playing Fields Policy, as follows:

Exception Policy E5 – 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.

In summary, it is proposed to refurbish and renew a 3G Artificial Turf Pitch (3G ATP) at Hickley Rugby Football Club Ltd with a replacement artificial turf surface (3G football turf), replacement ball stop fencing with entrance gates, replacement LED sports area lighting; and modernised adjoining hard standing areas within the facility enclosure.

A new maintenance equipment storage container would be provided within the fenced enclosure; and replacement and new hard-standing areas would be established around facility periphery for pedestrian access and circulation, portable goals storage, as well as vehicular access.

The proposal design is complementary to its environment and will introduce minimal visual impact (the proposed refurbished appearance would be virtually equal to the current facility), this being vital to ensure this proposal is sympathetic to its surroundings and does not create unacceptable impacts to adjacent public areas or to the amenity of residential neighbours (the site is a sufficient distance away from neighbouring properties to prevent nuisance and disturbance, with some existing screening and buffers around the parts of the boundaries of the sports ground).

We believe this project should be supported by all because the enhanced facilities will expand the range of accessible sports, recreation, education, and community facilities; supporting football demands and providing genuine public benefits.

7 PUBLIC BENEFITS

PROJECT AIMS

The aims of the project are to:

- Provide a vital training and match play facility for football and rugby union activities.
- Provide a reliable sports surface to ensure safe and consistent use, and guaranteed play in all weather.
- Support the development of targeted football programmes primarily focusing on grassroots football and rugby union.
- Support the continued growth and expansion of football and rugby union within local teams.
- Ensure equality, diversity, and inclusion across every football and rugby union programme.
- Reduce the pressure on existing training and playing facilities locally.
- Work strategically with similar facilities locally to maximise the value of all facilities.

PROJECT OUTCOMES

The refurbished 3G Artificial Turf Pitch (3G ATP) will facilitate opportunities for football activities to satisfy local requirements for modern, all-weather football and rugby union pitches.

An enhanced sports facility would continue the number of accessible sports, recreation, and community facilities in Hinckley; supporting community demands for excellent sports facilities.

The replacement 3G ATP would provide a valuable training and a competition facility, improving the team sports experience; and used for curriculum sport during the day and used widely by community visitors during evenings and weekends within reasonable times of use.

There is significant demand for the facility within the local area and this proposal would encourage and support healthy lifestyles with the modernised sports facility continuing to be playable throughout the year.

This project will amplify the applicant's ability to deliver excellent sports amenities, with a state-of-the-art venue for training, coaching, education, skills development, as well as match play opportunities.

The plan is to provide long-term sustainable benefits by increasing grassroots football development and encouraging whole-life sport for young aspiring footballers via enhanced pathways into open-age football.

This proposal offers excellent outcomes and has the power to contribute positively to vital social and health priorities.

Therefore, delivery of an upgraded 3G ATP would provide local sports families in Hickley with access to a strategically needed playing and training facility.

8 SUSTAINABILITY

Hinckley Rugby Football Club Ltd wish to develop their facilities to provide better opportunities and access to a high-quality football amenity, for their students as well as for local football and rugby union teams and community groups.

Should planning permission be granted for this project, it would be supported by grant funding from the Football Foundation.

The Football Foundation is the Premier League, The Football Association, and the Government's charity. They deliver outstanding grassroots sports facilities, which means better games and more players - helping transform communities where demand is greatest, and impact will be strongest. The Foundation does this through a range of schemes and grants, contributing to smaller items such as new football kits, right through to improving existing stadiums.

The Foundation is supportive of this proposal, which represents a significant investment in existing sports facilities in the local area with the aim of increasing participation in sport and encouraging those from disadvantaged backgrounds to play football and rugby union.

Once approved, the applicant will focus its efforts to increase participation especially in women and girls' football and rugby union, disability sport, small-sided games, walking football, and youth clubs.

The applicant has already demonstrated they can manage and maintain facilities to a high standard and have a clear approach to delivering more successful football and rugby union initiatives and programmes once this proposal is realised.

They will ensure that the project will be responsible for generating sufficient income to cover all running costs including the required staffing needed for proper maintenance and management systems.

A sinking fund using revenue will be collected from community hire to replace the 3G artificial turf pitch surface at the end of its functional life, along with further necessary refurbishment works.

Income collected from community hire will be used to fund all running costs associated with the 3G ATP, and this is vital to secure financial sustainability (rather than being a profit-motivated project).

The 3G ATP at Hinckley Rugby Football Club Ltd is identified by stakeholders as an optimum site for grassroots football and rugby union development locally, and this proposal has the capacity to serve the town and surrounding areas with a substantial catchment population and significant demand for a state-of-the-art facility.

To maximise this potential, the 3G ATP would be a welcoming environment to attract first-time users and repeat visits, whether for informal, recreational, or competitive sport.

The 3G ATP will facilitate increased English Accredited Club provision to provide the best environment for football development in the community. To ensure the upgraded 3G ATP is fit for purpose once installed, it will be tested to confirm compliance with Federation Internationale de Football Association (FIFA) Quality Programme for Football Turf: Handbook of Requirements October 2015 Edition – FIFA Quality.

Subsequently, the 3G ATP will be entered onto The Football Association's Register of Football Turf Pitches before first use; which is vital to facilitate English Accredited Club football activities.

And similar performance certification will be organised to ensure safe rugby union activities can be played, in accordance with the World Rugby Artificial Turf Performance Specification.

9 DESIGN CRITERIA AND STANDARDS

With respect to design criteria and standards, this proposal is designed in accordance with the following relevant sources of technical guidance and performance quality standards which are appropriate to external artificial sports facilities.

This planning proposal is based upon best design principles for sports facility developments, including:

Aspect	Requirement
3G Artificial Turf Pitch (3G ATP)	The Football Association (FA) Guide to 3G football turf pitch design principles and layouts. Federation Internationale de Football Association (FIFA) Quality Programme for Football Turf: Handbook of Requirements October 2015 Edition – FIFA Quality. World Rugby 2016 Artificial Turf Performance Specification – June 2020. Sport England Design Guidance Note ‘Artificial Surfaces for Outdoor Sport’ – updated guidance for 2013. The Sport and Play Construction Association (SAPCA) Quality Control Protocol for Sports Performance Infill.
Groundwork / Formation / Drainage / Base / Foundations	The SAPCA Code of Practice for the Design, Specification and Testing of Bases for Outdoor Synthetic Sport Areas. BS EN 1610:2015 Construction and testing of drains and sewers. BS 5911-3:2010+A1:2014 Concrete pipes and ancillary concrete products. Specification for unreinforced and reinforced concrete manholes and soak-aways (complementary to BS EN 1917:2002). BS EN 13285:2018 Unbound mixtures. Specifications. Manual of Contract Documents for Highway Works Volume 1 - Specification for Highway Works SERIES 600 Earthworks. Manual of Contract Documents for Highway Works Volume 1 - Specification for Highway Works SERIES 800 Road Pavements – Unbound, Cement and other Hydraulically Bound Mixtures.
Asphalt Paving / Hard Standing Areas	BS EN 1339:2003 Concrete paving flags. Requirements and test methods. BS EN 13108-1:2016 Bituminous mixtures - material specifications. Asphalt concrete. BS 594987:2015+A1:2017 Asphalt for roads and other paved areas. Specification for transport, laying, compaction and product type testing protocols. BS EN 12616:2013 Surfaces for sports areas. Determination of water infiltration rate.

Ball Stop Fencing / Pitch Barriers	The SAPCA Code of Practice for the Construction and Maintenance of Fencing Systems for Sports Facilities. BS EN 15312:2010 A1:2 Free access multi-sports equipment – requirements, including: Clause 5.5.1.2.1 Resistance to repeated impact of footballs. Clause 5.5.1.2.2 Very intense forceful impact resistance to player's kicks. BS EN 15312:2007+A1:2010 Free access multi-sports equipment. Requirements, including safety, and test methods. BS 1722-16:2009 Fences. Specification for powder coatings used as a plastics finish to components and mesh. BS EN 335:2013 Durability of wood and wood-based products. Use classes: definitions, application to solid wood and wood-based products.
Sports Area Lighting	The Football Association (FA) Guide to Floodlighting. Sport England Design Guidance Note: Artificial Sports Lighting – Updated guidance for 2012. BS EN 12193:2018 Light and lighting. Sports lighting. The Institution of Lighting Professionals (ILP): Guidance Notes for The Reduction of Obtrusive Light – Guidance Note 01/20. BCT / ILP Guidance Note 08/23 – Bats and Artificial Lighting at Night.
Pedestrian Access	Sport England Design Guidance Note 'Accessible Sports Facilities 2010'. The Building Regulations 2010 Approved Document M: Volume 2 - Buildings other than dwellings.
Generally	Works will comply with current Building Regulations and British / European Standards applicable to the proposal.

10 AMOUNT

This proposal has been prepared in accordance with published Design Guidance Notes (The Football Association (FA) / Sport England) appropriate to external artificial community football facilities.

The intended amount of development is:

Item	Area
Replacement artificial turf pitch surface (3G football turf).	5917m2
Maintenance equipment storage container within fenced facility enclosure.	15m2
Replacement hard-standing along the Eastern side of the sports facility for player / pedestrian access, circulation, and viewing; portable goals storage; as well as vehicular access.	519m2
Total	6451m2

11 SCALE

Several new above-ground structures and boundary treatments are contained within the 3G Artificial Turf Pitch (3G ATP) refurbishment proposal as follows:

SPORTS AREA LIGHTING

15.0m high lighting masts (6no.) with LED luminaires (14no.).

BALL STOP FENCING AND PITCH BARRIERS

4.5m high steel mesh ball stop fencing forming an enclosure around the 3G ATP with 2.4m high and 3.0m high steel (mesh infilled) entrance gates.

1.2m high steel mesh pitch perimeter barriers within the 3G ATP enclosure (separating the field of play from adjoining hard standing areas) with 1.2m high (mesh infilled) entrance gates.

MAINTENANCE EQUIPMENT STORAGE CONTAINER

2.6m high maintenance equipment store (1no.).

12 APPEARANCE

The choice of materials within this proposal reflects the materiality and conformity of similar 3G Artificial Turf Pitch (3G ATP) installations and the existing 3G ATP to be replaced.

Materials have been selected for the following reasons:

- High performance.
- High quality enduring appearance.
- Suitability within the local vernacular.
- Durable and robust.
- Low maintenance.
- Energy efficient and sustainable.

We believe the proposal design is complementary to the surrounding sports 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 or to the amenity of residential neighbours.

3G ARTIFICIAL TURF PITCH (3G ATP)

3G Artificial Turf Pitches (3G ATPs) are a high quality and indispensable part of modern football facilities; their impact cannot be underestimated. In recent years, the industry has seen major innovations and improvements to artificial surfaces, and sports lighting.

This has created playing surfaces that replicate a good standard natural turf pitch whilst significantly increasing levels of use (up to twenty-fold in comparison to a natural turf pitch). The high quality, consistent playing surface is the ideal environment to play the game and for young people to learn and with regular maintenance programmes,

3G ATPs can be heavily used all year round with no decline in quality. They almost completely negate annoying fixture cancellations during winter months, helping football to be a key part of a regular physical activity habit.

The way 3G ATPs are used is rapidly changing; current line-marking systems allow for match play across all formats of football (5v5, 7v7, 9v9 and 11v11). This enables significant levels of match-play to be transferred from grass to 3G football turf.

3G ARTIFICIAL TURF PITCH SURFACE

The appearance of the 3G artificial turf pitch surface (the field of play) will comprise a 3G artificial turf coloured grass green, partially in-filled with silica sand for stability and SBR (Styrene-butadiene rubber – aka – rubber crumb) for performance.

This surface type is recognised as the most suitable artificial playing surface for community football and youth football development.

The surface will be installed over a stiffened shock-pad that allows other sports to be played on the same facility; so the facility will be perfectly suited for rugby union activities too.

For football and rugby union applications, this proposed pitch surface is credited as ‘preferred rugby and football surface’ and ‘surface for high level competition / training’ within Sport England’s guidance document ‘Selecting the Right Artificial Surface for Hockey, Football, Rugby League and Rugby Union’ Issue 002 / December 2010.

To support The Football Association's development plans into grassroots football and to generate maximum sport developmental potential, the AGP will provide five principal types of football applications with a variety of match play pitches and training areas within the same enclosed playing space. The formal pitch arrangement will be:

- 1no. 11v11 Open ages and Youth U15/16 football pitch (91 x 55m).
- 1no. 9v9 Youth U11 / U12 football pitch (73 x 46m each).
- 2no. 7v7 Mini Soccer U9 / U10 pitches (55 x 37m each).
- 4no. 5v5 Mini Soccer U7 / U8 pitches (37 x 25.3m each).
- 4no. Training pitches (41.5 x 25.3m each).

All run off areas around the field of play comply with The Football Association standards.



3G Artificial Turf

SPORTS AREA LIGHTING

The appearance of replacement lighting will comprise steel masts finished galvanised (Z275) self-coloured, mounted with LED luminaires within Die-Cast housings finished RAL7001 Silver Grey. The replacement system includes six sectional octagonal base-hinge steel masts (15.0m high) each mounted with two or three LED luminaires (14no. luminaires in total).

Three floodlight masts would be positioned evenly along the Western enclosure perimeter and three floodlight masts would be positioned evenly along the Eastern enclosure perimeter.



LED Lighting

MAINTENANCE EQUIPMENT STORAGE CONTAINER

The appearance of the new storage container (2.529m high x 6.06m long x 2.44m wide) will comprise high tensile profiled steel, finished polyester powder coated RAL6007 Bottle Green.



Maintenance equipment storage container

HARD STANDING AREAS

The appearance of replacement hard standing areas (clean pedestrian access and circulation, vehicular access, and portable goal storage areas) will comprise grey black coloured porous asphalt.



Pitch barriers and adjoining hard standing areas

BALL STOP FENCING AND PITCH BARRIERS

The appearance of replacement perimeter ball stop fencing (4.5m high) and pitch barriers (1.2m high) will comprise steel mesh polyester powder coated RAL6005 Moss Green, supported with an intermediate post system and entrance gates of matching colour.

The steel open mesh fencing would contain a general 200x50mm aperture.

Fence panels would be insulated from the posts using neoprene inserts 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.

Fencing materials are consistent with The Football Association (FA) technical requirements for fencing around 3G ATPs.

0.25m high and 0.5m high containment barriers would be built into ball stop fencing) to minimise SBR (performance infill material) infill loss from the fenced enclosure and to prevent the transfer of SBR to the surrounding environment.

Several design details are introduced to this proposal to minimise infill loss in accordance with The Football Association and FIFA recommendations (please read below).



Ball stop fencing

SOFT LANDSCAPING

Generally, soft land surrounding the area affected by the development shall be reinstated to grass (in accordance with BS 4428:1989 Code of Practice for General Landscape Operations).

This will enable effective grounds-maintenance to the surrounding sports ground and the retained green spaces around the 3G ATP.

13 SUSTAINABLE DESIGN AND CONSTRUCTION

SENSITIVE DESIGN

The refurbished and renewed 3G Artificial Turf Pitch (3G ATP) will be sensitive within an sports ground setting and will avoid damage and harm to known sensitive receptors.

This design proposal is complimentary to a rural setting.

RESIDENTIAL AMENITY PROTECTION

Residential amenity would be preserved with no unacceptable impacts that could result from:

- Loss of privacy and overlooking.
- Overbearing and dominant impact.
- Loss of sunlight.
- Noise or disturbance.
- Odours, fumes, or vibration.

This is because the 3G ATP, once renovated, would be no closer to neighbours than the existing provision and therefore, we do not expect that the upgraded sports facility would create any new or unacceptable issue of privacy to residential properties.

Also, the sensitive design proposal includes several mitigation features to prevent unacceptable impacts. These features concern visual impacts, noise impacts, and light impacts; and are discussed in turn below.

VISUAL IMPACT

Visually, the replacement 3G artificial turf pitch surface will provide a similar appearance as the current artificial turf pitch surface; and the scale and appearance of vital paraphernalia (fencing and lighting) are as modest and as visually unobtrusive as possible.

Replacement lighting and fencing are similar to similar existing features to be removed.

The replacement lighting is vital to facilitate activities after dusk, mainly during autumn and winter seasons and lighting masts will offer a slim-line profile to minimise daytime appearance and impact (similar to existing floodlights).

This proposal is to remove six 15.0m high lighting masts carrying sixteen HID luminaires associated and to install six new 15.0m high lighting masts carrying fourteen LED luminaires for the upgraded 3G ATP.

The lighting proposal has been sensitivity designed in accordance with the requirements for an Environmental Zone E3, which is a suburban surrounding with medium district brightness, for example; a well inhabited rural and urban settlements, or small town centres of suburban locations.

The design of modern sports area lighting is such that is very little spill light and back light is projected around the sports facility enclosure and coupled with the adequate distances to any residential neighbours; this artificial lighting will result in minimal impacts to residential amenity; with no unacceptable light trespass into windows and with no unacceptable glare.

Concerning the proposed ball stop fencing, this would replace similar fencing around the current 3G ATP and does not introduce a new feature in this area of the sports ground. Given the distances to the closest residential

properties and surrounding public areas; this proposal will remain distant to any onlooking views and will not create any excessive levels of overbearing or overshadowing impact.

The proposed new fence height (4.5m) is appropriate for the intended activities and would not appear incongruous within its surroundings, indeed the fence height would be most similar to existing fencing around the current facility.

The refurbished 3G ATP location would continue to be set back from the adjacent street scene and would sit within the well-established boundaries of the sports ground, working with the existing terrain and contours to ensure that views and settings are preserved, and that the facility blends into its surrounds.

This will result in a development that would not have any harmful impact on the local landscape.

Permanent surrounding buildings and occasional trees, and vegetation surround and enclose the 3G ATP to minimise, diffuse, fragment, and block onlooking views towards the proposal from surrounding public areas and neighbours; as well as providing visual containment of the site.

To summarise, the sympathetic appearance and effect of the replacement 3G ATP would be acceptable in its location and would create minimal impacts. This proposal would be:

- Complimentary.
- Appealing.
- In-keeping.
- Discreet.
- Appropriate.
- Proportionate.
- Attractive.
- Inviting.
- Valued.

NOISE IMPACT

The development proposal has carefully considered potential noise impacts. The sensitive proposal design has paid due regard to noise impact recommendations published by stakeholders.

We do accept that sports activities create activity sounds, although the proposed times of use are not different to previous opening hours and would not create any unreasonable impacts.

On the basis of the above and when compared to the current situation, the proposal is acceptable in a noise context and will not result in adverse impact on nearby noise sensitive locations.

LIGHT IMPACT

Six 15.0m high lighting masts will surround the refurbished 3G ATP enclosure, mounted with fourteen LED luminaires (two or three LED floodlights per mast).

They will be new structures, replacing six existing masts (15.0m high), that would be visible from nearby residential properties and public areas, but they are not uncommon within a sports ground in which the application site is located.

15.0m high lighting masts provide an optimum design solution, to ensure that light is directed fully downwards towards the playing pitch surface; and not over-illuminating the surrounding environment.

The proposal includes modern LED technology to reduce spill light and back light as much as practically possible, and this results in spill light and back light diminishing within a short distance around the AGP enclosure.

When illuminated, the floodlights will not pollute the sky or create sky glow (wasted light projected upwards into the sky).

Neighbours will not experience unacceptable light impacts because spill light and back light would be contained within the sports ground.

Consequently; light trespass, light intrusion into windows, and luminous intensity (glare) to neighbours properties; all comply with Environmental Zone E2 limits.

Upward waste light would also be minimised with 0% upward light ratio (ULR) projected into the atmosphere. This satisfies recommendations of The British Astronomical Association's Campaign for Dark Skies, who campaign for low light pollution systems.

The replacement floodlights will provide lighting standards in accordance with The Football Association (FA) Guide to Floodlighting, which is as follows:

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

Replacement lighting would 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 illuminating the sports facility when not in use.

Also, the technical lighting design complies 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.

To satisfy these technical guidance recommendations, 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.

This proposal offers economical management to prevent over lighting areas when not used. Other 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.

On completion of the installation, the new lighting 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 technical design including:

- Lighting level across the field of play (task light).
- Overspill levels (spill light and back light).

To prevent light nuisance and to protect residential amenity, the lighting proposal ensures there would be minimal surface illuminance projected onto residential properties, as well as minimal glare experienced by sensitive observers / receptors. These restrictions are both for pre-curfew and post-curfew periods and consequently, light intrusion into windows and luminous intensity (glare); must observe Environmental Zone E2 limits.

Please refer to the accompanying drawing for further details:

- DWG S23-281 DWG 0005.00 Lighting Plan.

3G FOOTBALL TURF SURFACE

Visually, the new 3G artificial turf pitch surface will appear like sports turf and is complimentary to a sports ground setting.

The proposed 3G artificial turf is suited for football and rugby union activities and to generate sports characteristics, the pitch surface partially is infilled with a stabilising material (silica sand) and a performance material (SBR – Styrene-butadiene rubber – aka – rubber crumb performance infill material).

During the development of this proposal, a variety of potential performance infill materials have been considered including SBR / EPDM rubber (ethylene propylene diene monomer rubber) / TPE rubber (thermoplastic elastomer rubber, / encapsulated SBR as well as appropriate natural materials.

Currently, SBR is the preferred performance infill material because it offers the following beneficial qualities:

- Performance.
- Durable.
- Economy.
- No fibre content.
- Recyclable.

During installation, the SBR material used to infill the 3G football turf will accord with the SAPCA Quality Control Protocol for Sports Performance Infill. This protocol has been developed to provide a robust framework of obligations which suppliers and installers must follow to demonstrate compliance with current legislation and regulatory requirements.

The protocol applies to the use of Sports Performance Infills (SPIs) and has been prepared in conjunction with SAPCA's member companies and key stakeholders, including Sport England. An extract from the protocol position statement is as follows:

“The Sports and Play Construction Association, 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.”

SBR CONTAINMENT

As SBR is defined as a microplastic, it is vital to minimise infill loss from the 3G Artificial Turf Pitch (3G ATP) and to prevent the transfer of SBR to the environment by players or by maintenance equipment.

Several complimentary features are introduced to this proposal to minimise infill loss in accordance with The Football Association and FIFA recommendations, including:

- 0.25m and 0.5m high containment barriers installed around the 3G ATP enclosure (built into ball stop fencing and pitch barriers).

- Football boot cleaning stations.
- Detox units to all gated entrances (steel grates with drainage outlets and waste trays).
- Surrounding asphalt surfacing / slab paving.
- Drainage inspection chambers with waste traps to prevent any materials entering the drainage system.



Detox unit



Footwear cleaning station



Drainage collector



Containment barriers

BALL STOP FENCING AND PITCH BARRIERS

The 3G ATP will be enclosed with 4.5m high steel mesh ball stop fencing, which is essential to ensure the adequate long-term protection of the asset for a variety of vital reasons as follows:

- To regulate access by providing a formal route onto and from the sports facility for players, coaches, and officials.
- To contain footballs within the pitch during training and competition activities – the variety of football pitch markings will result in goals being placed around the field of play during different types of football matches and training. As such, high level fencing is required around the entire facility enclosure to provide a reasonable ball stop to catch stray football when mis-hit / mis-shot during play.
- To protect the 3G artificial turf pitch surface from contamination that would severely compromise longevity. A substantial capital investment is necessary to install the 3G ATP and the inclusion of an adequate fenced enclosure does provide an effective method to limit the risk of surface contamination and therefore help the valuable pitch surface to fulfill its life expectancy.
- To help prevent unauthorised use and vandalism – high level fencing does afford protection and would dissuade unauthorised access.

In terms of the visual impact, fence elevations will consist of a weld mesh design comprising see-through steel mesh (polyester powder coated RAL6005 Moss Green) and type is commonly installed around artificial sports pitches.

It is discreet against a suburban background and similar to steel mesh fencing associated with current 3G ATP and permits light and views throughout, reducing the visual impact of the fencing.

LIMITED SIZE

This proposal is in accordance with appropriate technical recommendations published in The FA Guide to 3G Football Turf Pitch Design Principles and Layouts.

The project size and scale are limited to provide space necessary to implement one ATP only, an 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.

The 3G artificial turf pitch surface and stiffened shock-pad combination will enable rugby union activities too.

END-OF-LIFE PROCESSING

Most materials used to construct the proposed 3G ATP can now be re-used, recycled, repurposed, and recovered, including:

- 3G football turf pitch surface – Cradle-to-Cradle innovations are now possible; meaning an aged football turf can be fully recycled back into raw material for the same industry to create new turf or secondary plastic products, thus removing the label of a single use plastic.
- Stabilising and performance infill.
- Steel (floodlights and fencing).
- Base and foundation aggregates.

CLEAN ACCESS AND APPROACH

Generous replacement hard standing areas and pathways provide a direct connection between the 3G ATP entrance to adjacent clubhouse building, as well as connecting to onsite parking facilities and site access.

Once people arrive at the sports ground, pedestrian access to the refurbished 3G ATP will be provided by level and even pavements and hard standing areas, in accordance with:

- Sport England Design Guidance Note 'Accessible Sports Facilities 2010'.
- The Building Regulations 2010 Approved Document M: Volume 2 - Buildings other than dwellings.

MANAGED FLOOD RISK / SURFACE WATER DRAINAGE

A surface water drainage strategy for the renewed 3G ATP 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.

To maintain the current situation, the refurbished 3G ATP will continue to drain surface water via simple land drainage beneath the 3G football turf pitch surface (the field of play) into local surface water ditches which exit the sports ground to the East and outfall into ditches and watercourses East of Leicester Road.

The accompanying document confirms the buried drainage network below the current 3G ATP which will be maintained and will provide surface water drainage for the refurbished facility:

- 604624-1 Utility Survey

This solution complies with the second option of the drainage hierarchy and before surface water enters the local surface water ditches, the upgraded 3G ATP structure will continue to 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 plus climate change).

Also, 0.25m and 0.5m high containment barriers installed around the 3G ATP enclosure (built into ball stop fencing and pitch barriers) provide management of exceedance flows during extreme events (this above ground storage provides adequate surface water management during an extreme event, say a 1 in 100-year flood event plus climate change).

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.

Once this strategy is implemented, this proposal will not increase flood risk within the sports ground or surrounding land, to ensure there is no increased flood risk to third party land or development.

National, Regional and Local planning policy requires 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.

Therefore, the surface water drainage strategy for this proposal is fully compliant with policy in respect of development and flood risk.

SAFER BY DESIGN

Paragraph 92B of The National Planning Policy Framework relating to promoting healthy and safe communities recommends that planning policies and decisions should aim to achieve healthy, inclusive, and safe places which:

Are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion.

Similarly, Paragraph 130F of The National Planning Policy Framework relating achieving well-designed places recommends that planning policies and decisions should ensure that developments:

Create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

In addition to the compatible characteristics already discussed within this statement, this proposal observes these prime requirements in respect secure by design, as follows:

Aspect	Compliance
Lighting	New LED sports area lighting is proposed for the refurbished 3G Artificial Turf Pitch (3G ATP). The purpose of this new lighting is to facilitate football activities after dusk, and to help create a safe environment for all players, officials, visitors, and guests to the sports ground.

	Floodlight operations will be controlled with time clocks to ensure they ignite on-time and do not remain on any later than permitted curfew times. These time clocks will be set to operate within a pre-programmed time including a seasonal changeover facility for BST and GMT.
Car parking	Permanent boundary treatments around the sports ground (fences, gated entrances, boundary walls, etc.) provides some protection to vehicle parking areas and these will continue to be less vulnerable to crime and antisocial behaviour which may have a detrimental impact on surrounding residential areas. The main car parks is securely locked when the sports ground is not in use, to prevent unauthorised access, to avoid crime and antisocial behaviour, and to mitigate any subsequent draw on police resourcing.
Ball stop fencing	The ATP will be enclosed with 4.5m high steel mesh ball stop fencing, and this will help to prevent unorganised use and any vandalism because high level fencing does afford protection and would dissuade unauthorised access.
Pedestrian access	Safe pedestrian walkways are provided throughout the sports ground.

SUSTAINABLE OPERATING SYSTEM

The applicant will ensure the facility generates sufficient income** to fund running and service costs including the required staffing needed for proper maintenance and management systems.

They will ensure that regular maintenance activities are implemented by their grounds staff and specialist contractors as required, to perform routine and specialist maintenance on a periodic basis.

Maintenance budgets to renovate, refurbish, and replace the precious facility at the end of its functional life will be apportioned accordingly.

**Income collected from community hire will be used to fund all 3G Artificial Turf Pitch (3G ATP) running costs, thereby ensuring financial sustainability; including:

- Regular and periodic maintenance work, staffing, and supervision.
- Electrical power consumption (LED lighting).
- Periodic floodlights testing with inspections and maintenance work.
- Spares and repairs (replacement goals and netting).
- Periodic performance testing (to ensure the field of play remains safe for play).
- Refurbishment of 3G artificial turf surface (the field of play), fencing, floodlights, and other associated works at the end of an initial life cycle (say after ten years).

14 EFFECTIVE OPERATION AND MANAGEMENT

3G ARTIFICIAL TURF PITCH (3G ATP) MANAGEMENT

The refurbished 3G Artificial Turf Pitch (3G ATP) will continue to be managed as an amenity to current facilities at the sports ground and community access will re-start with a management plan to ensure the facility is correctly operated.

This plan will provide a management structure for the facility is outlined below:

- Overall responsibilities.
- Direct reporting systems.
- Day to day management.
- Training, staffing, and staff development.
- Maintenance and security.
- Community use of facilities.
- Community booking procedures.
- Community operational procedures.
- Local resident communication.

PROPOSED OPERATION TIMES

To satisfy the demands for community access and curriculum activities, the requested times of 3G ATP use (hours of operation) are:

Monday	09:00 to 21:00
Tuesday	09:00 to 21:00
Wednesday	09:00 to 21:00
Thursday	09:00 to 21:00
Friday	09:00 to 21:00
Saturday	09:00 to 18:00
Sunday	09:00 to 18:00

After the final session / activity ceases each evening, a little more time is required for players, coaches, parents, and any spectators to safely leave the facility.

This extra time is also valuable to close the 3G ATP each evening.

Therefore, to allow the sports facility to be closed properly, the proposed management arrangements beyond the requested curfew times are as follows:

Day	Earliest Start of Activity	End of Activity	Final Curfew*
Monday to Friday	09:00	21:00	21:15
Saturday to Sunday	09:00	18:00	18:15

*Lighting extinguished and facility locked.

15 ACHIEVING SUSTAINABLE DEVELOPMENT

The National Planning Policy Framework presumes in favour of sustainable development set out as three dimensions – economic, social, and environmental objectives.

This development proposal provides the best solution for these recommendations, as follows:

Economic Objective	Providing self-funding facilities for use by students and community visitors and the public to Hinckley Rugby Football Club Ltd.
Socio-economic Objective	Providing modern facilities for public benefits that will encourage physical activity and engagement with the benefits to health and wellbeing associated with this.
Environmental Objective	Ensuring the existing natural environment is not harmed post development and that the proposed sports facilities are designed and implemented to conserve and reduce energy wastage wherever possible.

In a sporting context, this proposal seeks to:

- Provide opportunities for local community groups to participate in sport and physical activity for health improvement, enjoyment, and development of their skills, particularly amongst low participant groups;
- Operate in line with the national agenda for sport considering nationally adopted strategies;
- Generate positive attitudes in sport and physical activity by children and young adults to help reduce the dropout rate in sports participation with age;
- Increase the number of people of all ages and abilities participating in sport and physical activity including people with disabilities;
- Use the facility to encourage the range, quality, and number of sports club links and to stimulate competition that is inclusive of young people and adults;
- Provide affordable access to the facilities and to be self-financing in terms of community access;
- Contribute to strategic objectives for grassroots sports development.

In an environmental context, this proposal seeks to:

- Ensure that maintenance of the the proposed sports facility is managed by the applicant's management grounds team on a daily and weekly routine with third-party support used as necessary to perform specialist maintenance on a periodic basis;
- Collect a sinking fund using revenue from community access lettings / hire to replace the sports facility at the end of its functional life, along with further necessary refurbishment works;
- Apply a variety of efficiencies to construction and operational stages that mitigate environmental impacts and reduce the carbon footprint of this development.

Significant reduction in the use of energy and / or water, and reduced waste in the construction and operation of the facility will be achieved by:

- Imported granular sub-base aggregates to form the pitch foundations shall be locally sourced from local quarries or suppliers to reduce transportation.
- Control gears for the proposed replacement floodlights include photocell units and time clocks, to ensure artificial lighting does not illuminate before dusk and lighting does not exceed the permitted curfew hours.
- LED lighting requires less electrical power than traditional sports-area lighting alternatives (say, HID floodlights), resulting in improved energy efficiency.
- The 3G artificial turf pitch surface (the field of play) does not require watering.
- For the 3G artificial turf pitch surface, modern textile manufacturing methods and technology continues to advance. As such, it is common place for artificial turf surfaces to be recycled at the end of their life cycle and be re-made into new similar surfaces or other products. It can be expected that technological innovations will continue to enable this environmentally sustainable form of recycling to affect this proposal when refurbishment is due after an initial life cycle.

This project seeks to refurbish and upgrade an existing 3G Artificial Turf Pitch (3G ATP) with:

- Better quality, sustainable provision.
- In a suitable location.
- Supported by effective management arrangements.
- Implemented with best practice construction techniques to minimise waste and pollution.

16 PROMOTING HEALTHY & SAFE COMMUNITIES

The National Planning Policy Framework encourages and promotes the retention of existing and the provision of additional, outdoor sports facilities, both public and private.

Specifically, paragraph 98 (concerning open space and recreation) of NPPF recommends that:

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 and can deliver wider benefits for nature and support efforts to address climate change.

And paragraph 99 recommends that:

Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- A. an assessment has been undertaken which has clearly shown the open space, buildings, or land to be surplus to requirements; or*
- B. the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- C. the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.*

When assessing the proposal, consideration must be given to the importance of the standard of design and compatibility of a scheme to harmonise with the general character of the application site and the surrounding area in which it is set, the impact upon the private amenity of residential neighbours and local highway safety; amongst other material considerations.

The proposed development will implement improved provision in terms of quality and quantity and in a suitable location to benefit local community groups by providing access and opportunities for sport and recreation and making an important contribution to the health and well-being of everyone engaged with the project.

The proposal will be sited close to onsite facilities offered at the sports ground; providing convenient access to and from changing and welfare facilities for all community visitors.

This proposal will also afford convenient pedestrian and maintenance access as well as provide suitable management, supervision and security by management and administration teams, so the proximity of existing facilities described above will help to create a vibrant and successful place and a safe and accessible environment.

This proposal satisfies the above planning objectives and is beneficial to the advancement of sports and recreation activity and engagement and will provide a genuine asset for local community groups by encouraging more people of all ages to participate in sport and activity.

For these reasons, we believe the following objectives have been satisfied:

- Supporting and enhancing the continued regeneration in Hinckley.
- Promotion of social inclusion and community cohesion.
- Health and wellbeing.
- Promoting more sustainable development.

17 CONCLUSIONS

Preceding this proposal, the application site and its surroundings have been assessed and found to offer an ideal opportunity to refurbish a 3G Artificial Turf Pitch (3G ATP) at Hinckley Rugby Football Club Ltd.

This conclusion is made for the following reasons:

Particular	Requirement
Physical Context	The 3G ATP would be compatible within its surroundings and is complimentary to its setting within a sports ground site. The 3G ATP will be located close to existing amenities and would provide convenient pedestrian access for all students and community visitors to the sports ground. The proposed 3G ATP refurbishment design is sensitive and properly preserves residential amenity, local biodiversity, and the surrounding environment.
Social-Economic Context	The proposed upgraded 3G ATP has the capacity to serve Hickley with a substantial catchment population and significant football demand for a contemporary facility providing match play and training activities. The proposed 3G ATP will contribute to the achieving The Football Association's National Game Strategy and is supported with a robust sustainable football development plan and business plan, satisfying training needs, mini soccer, and match play activities. The renewed will be suitable for rugby union activities too. This project will deliver genuine benefits in terms of sports engagement and has the ability to enhance health and wellbeing. This proposal would be financially sustainable, with reasonable income generated to fund all running costs including the required staffing needed for proper maintenance and management systems.
Planning Policy Context	This proposal accords with relevant sections of the Hinckley and Bosworth Borough Council's Local Plan and National Planning Policy Framework (NPPF) policies.

CONSIDERATE DESIGN

The sensitive design proposal minimises impacts to surrounding land and preserves residential amenity.

Similarly, the considerate 3G Artificial Turf Pitch (3G ATP) design will create no harm to biodiversity, or protected species; with impacts to the application site and local environment minimised by the careful selection of key components.

The proposed development will complement existing sports provision at the sports ground, and together, will be able to adequately cater for community demands for improved sports facilities; ensuring widespread public benefits.

The appropriate proposal design complies with relevant sources of technical guidance and performance quality standards and successfully demonstrates a range of exceptional circumstances that would be applied to the proposed ATP to minimise impacts; including:

- Managed accessibility.
- Character and appearance.
- Limited amount and scale.
- Residential amenity protection.
- Biodiversity preservation.

For example:

1. The refurbished and renewed 3G ATP is proportionate and appropriate scale to its context having regard to the potential cumulative impact of development in the locality;
2. The proposal does form a logical complement to the existing scale and pattern of development and the character of the area;
3. The proposal is compatible with adjoining uses and not have a harmful impact on the amenity of existing occupants;
4. The proposal does, as far as is possible, protect or enhance the local landscape and the setting of the settlement/s;
5. The proposal does not involve the loss of an area of open space or any other feature that makes an important contribution to the character or appearance of the area;
6. The proposal provides safe vehicular access and safe and convenient pedestrian access to supporting services and facilities;
7. The proposal is not at risk of flooding or likely to increase the risk of flooding elsewhere;
8. The proposal does conserve and adversely affect the natural, historic, and built environment.
9. The proposal is sympathetic and sustainable and would be operated by efficient management systems within reasonable hours of use.

APPROPRIATE DEVELOPMENT

The overall aim of the project is to engage as many people, young and old, in physical activity as possible through the modernisation of the 3G Artificial Turf Pitch (3G ATP) tailored for football and rugby union activities.

Key football and rugby union development programmes for women and girls, disability, social inclusion, the ageing population and children and young people will be provided.

Improvements to existing sports facilities will encourage participation in sport and leisure activities and in turn, will bring health benefits for everyone engaged with the project.

This proposal for the provision of facilities (in connection with the existing use of land) for outdoor sport, leisure, and recreation; would be an appropriate type of development.

Overall, this proposal represents an improvement in the quality and capacity of playing pitch provision.

The upgraded 3G ATP will provide a high-quality sports amenity to allow structured football and rugby union activities to provide certainty that scheduled training and matches would not be disrupted during inclement and winter weather conditions.

SUSTAINABLE DEVELOPMENT

This proposal will deliver enhanced facilities with better qualities and in a suitable location.

The proposal design is sustainable and is supported by efficient management systems within reasonable hours of use.

It will be installed with best practice construction techniques to minimise waste and pollution; in accordance with NPPF Section 2 – Achieving sustainable development.

PUBLIC BENEFITS

An enhanced sports facility will expand the range of accessible sports, recreation, education, and community facilities; providing genuine student and public benefit.

The 3G ATP would provide valued training and competition facilities, improving team sports for community clubs and groups during the week and at weekends within reasonable times of use.

There is significant demand for the facility within the local area and this proposal would encourage and support healthy lifestyles.

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

SUSTAINABLE TRANSPORT

Onsite car parking is sufficient to satisfy the traffic and trip generation needs of the development and public transport modes, drop-off / collect systems, and car sharing will be promoted for 3G ATP visitors unable to walk or cycle (Active Travel) their whole journey to and from the sports ground.

Traffic movements to and from the site will be managed such that 3G ATP activities will overlap with exiting activities and would not create traffic congestion within the surrounding vicinity of the development site and will not result in detrimental impact to highway safety, essentially maintaining the current situation; and in accordance with NPPF Section 9 – Promoting sustainable transport.

APPROPRIATE DEVELOPMENT

The renewed 3G ATP 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 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

The development 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 sports area lighting complies with an Environmental Zone E3 (ILP), in accordance with NPPF Section 15 – Conserving and enhancing the natural environment.

ENVIRONMENTAL SENSITIVITY

This proposal 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 accordance with NPPF Section 15 – Conserving and enhancing the natural environment.

PRINCIPLE OF DEVELOPMENT

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

As such, the proposed sports facility will serve to further enhance the excellent sporting offer that Hinckley Rugby Football Club Ltd provides to the public and to the local sports community of Hinckley.

