

THE MARKET BOSWORTH SCHOOL



Design & Access Statement

New Synthetic Pitch & Associated Proposals

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Ref: TMBS_DAS_25-4-24

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Consultants:

- ❖ Hemstock Design Ltd – Design & Planning Consultants
- ❖ Corner Water Consulting – Drainage Assessment
- ❖ Rachel Hacking Ecology Ltd – Ecology

1 Introduction

1.1 Proposal Outline

1.1.1 Non-Technical Summary

1) The Market Bosworth School

- a) The following summary is provided as an overview for this planning proposal and should not be solely referred to in isolation from the main statements in the general documentation issued.
- b) The Market Bosworth School (TMBS) has grown in pupil and staff numbers in recent years, going from 11-14 to 11 to 16 age groups. Parking for staff and school coaches has always been quite restricted, with very careful management required during pick-up and drop off. Staff have little option but to drive to the premises given the rural location of the school and limited public transport.

Outdoor facilities have been unable to fulfil curriculum requirements. In academic year 2023-24 this has also resulted in a direct impact to all students studying examination PE, leading to the practical moderation of pupils for sports including soccer, rugby and athletics not being possible due to the restrictions on play.

- c) TMBS are proposing to install a new synthetic-carpeted multi-use games area (MUGA) to an area of relatively little-used grassed land to the west of the existing school buildings and existing macadam-based MUGA, due to increased pressures on the provision of adequate all-year round outdoor activities within the school grounds.

In addition, the remaining part of this area is proposed for additional parking spaces. The adjacent uneven and poorly drained grass pitch (Pitch 5) is to be upgraded as part of the construction package. This proposal represents Phase 1 of a strategic multi-phase plan to upgrade the whole of the school's existing playing field of circa 40,425 sq.m (4.04 ha).

- d) The new MUGA will occupy an area of relatively steep, undulating, waterlogged and previously rubble-filled informal grass to the east of the playing fields and adjacent to the school buildings. The full scope of the proposals encompasses:
 - *A new 73 x 46m synthetic carpet finished MUGA with fencing, no floodlighting. The range of sports offered will increase due to the alternative surface, with hockey and other court games being added to the current list.*
 - *A car-park extension for an increase of 48 cars plus 6 x disabled spaces.*
 - *Existing grass pitch upgraded with recommended gradients and a new sports field drainage system of pipes and sand-slits, sports turf grass reseed.*

- *Trees & roots causing problems with the main access footpath from school to playing field to be removed and the footpath re-laid.*
 - *Landscaping elements included to achieve a minimum 10% Biodiversity Net Gain. Landscape impact minimised by settling-in the elements by lowering levels.*
 - *Drainage attenuation included in the detailed design*
- e) Government data indicates that the children that attend the school are some of the most deprived in Leicestershire for the “Barriers to Houses and Services” deprivation domain. Under this domain, 17.6% of The Market Bosworth School pupils live in the most deprived category nationally, compared to just 3.7% on average across Leicestershire. The provision of a MUGA facility will have a significantly positive impact, mitigating many of the rural deprivation challenges children attending the school face.
Source: <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2019>.
- f) This proposal offers an ideal opportunity to introduce a state-of-the-art Artificial Grass Pitch (AGP) for school pupils, and extend the community groups who currently use the outdoor facilities. TMBS intend to extend the existing links to local sports groups and for these and pupils to play hockey and perhaps ‘new’ sports such as pickleball and korfball.
- g) Residential neighbours will not be adversely affected by this proposal since it represents a simple extension to the existing macadam MUGA, which is used during the evenings by visiting groups who use the sports hall in winter, migrating to the MUGA as light and temperature conditions allow. No floodlighting is intended as part of this application.

The sports facility design is compatible and complimentary to an educational setting whilst being sensitive to visual and residential amenity and the surrounding environment as well as protecting local biodiversity, and this proposal has been prepared to ensure there is no unacceptable level of impact or harm to neighbours and the local environment by way of noise, light, flood risk or transport issues.

TMBS is committed to continue to manage and maintain the sports facilities as they have done in the past and will implement a use management plan to ensure the MUGA/AGP is correctly operated to minimise potential noise impacts to all neighbours.

- h) TMBS previously obtained planning consent from Hinckley & Bosworth Borough Council for a car-park extension and new ‘astro-turf’ pitch in March 2019, Application Number 19/00305/FUL, which is now out of time. The previous consent included particular conditions, stating:
- *No development shall commence until the permeable drainage system details of the astro turf pitch with or without attenuation storage, depending on ground strata permeability, have been submitted.*
 - *The astro turf pitch hereby permitted shall not be constructed other than in accordance with Sport England's design guidance note 'Artificial Surfaces for Outdoor Sport'.*
 - *No development shall take place until a scheme for playing field quality improvements for the site is submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full accordance with the approved scheme.*

‘The Playing Field Quality Improvement scheme should include a detailed assessment of ground conditions (including drainage and topography) of the land proposed for the playing field quality

improvements; a written specification of cut and fill, soils structure, proposed drainage, cultivation and other operations accordance with playing pitch quality improvement; and a programme of implementation’.

- i) Since the above application, a new building has been constructed adjacent to and north of the existing MUGA in 2021, reducing parking capacity. Otherwise, there is very little material difference between this new application and the original one. The above points have been fully addressed in the application documentation and background work.
- j) A variety of professional studies and technical assessments have been published to support this proposal to inform the carefully considered sports facility design.
 - Hemstock Design Ltd – technical assessment of the MUGA site and Pitch 5 grass pitch. The proposed site for the new MUGA has been filled in the past with material from an old canteen building, it is understood. Trial pits have been excavated to assess the soil profile to depth in this area.
 - A surface water drainage strategy is proposed to ensure the proposal would resist a critical storm event, minimising the risk of any offsite flooding.
 - There will be no increased traffic movements due to the new MUGA, but enough car parking provision onsite will become available to relieve pressures to park on surrounding roads, by staff and visitors.

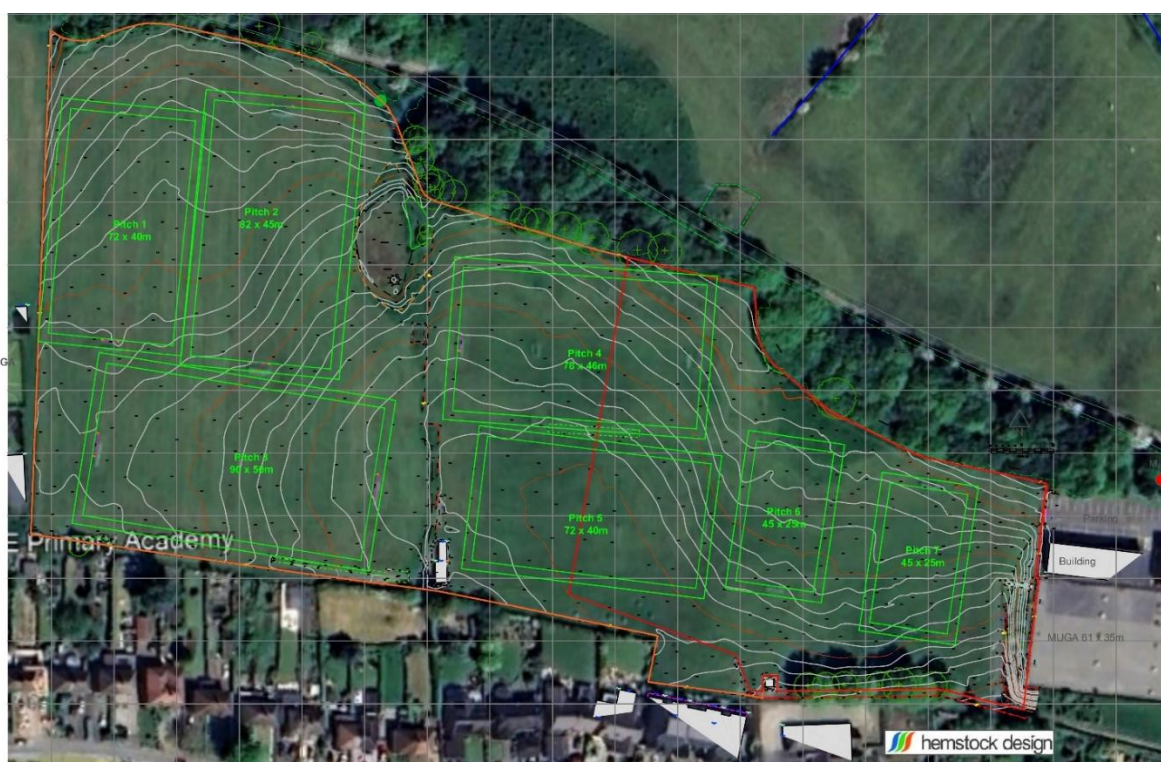


Fig. 1 - Existing site with red line boundary to the playing field area, existing MUGA and the school to the east, right.

- k) In summary, this project will deliver genuine benefits in terms of sports engagement for pupils and also extend the scope of local groups to continue to enjoy the facilities after-school. The school has provisional funds in place for the MUGA and associated work and is keen to target an early construction window during the better weather and ground conditions in 2024. A full specification to Sport England guidelines for the AGP MUGA and grass pitch have been produced to allow the tendering process to take place.

1.1.2 Application Details

- 1) The application site is approximately 1.32 ha, (3.26 acres) in size, predominantly and historically down to a grass sports surface, with woodland to the north (also owned by TMBS).**

➤ **Location:**

The Market Bosworth School
Station Road
Market Bosworth
Warwickshire, CV13 0JT

➤ **OS Co-ordinates;** application site entrance point:

Grid Reference - SK 40278 03243, X (Easting), 440278, Y (Northing) , 303243

Height AOD approximately 124m (centre of site)

2) Planning Agent:

David Hemstock
Hemstock Design Ltd
Sorrento Studio
High Street, Elkesley
DN22 8AJ

1.2 Description of the Proposal:

Planning Permission is sought for a multi-use games area (MUGA) with drainage layer construction and porous bitmac base, finished with a needle-punch synthetic carpet. The MUGA is to be fenced with a 4.2m high ball stop rebound fence, access gates and pathways from the adjacent school buildings.

A car-park extension for 48 + 6 parking spaces is included, connecting directly with the existing car-park and surfaced with porous paving blocks. Excess spoil from the formation of the MUGA and car-park platforms is to be used to level-up the adjacent grass pitch, which will then be drained and grassed.

2 Design & Access Statement

2.1 Contents of the DAS

1) This design and access statement (DAS) aims to present a concise explanation of appropriate design principles applied to the proposed development, supporting the need for the new facilities and methodology applied. This statement discusses design characteristics concerning the purpose, amount, layout, scale, landscaping and appearance of the proposal following planning policy recommendations and published technical guidance, we believe this proposal is based upon best design practices for external sports facility provision. The supporting information includes references to the application for which consent was granted in 2019.



Fig. 2 – Access route and the site for the new MUGA & car-park extension viewed from Pitch 5, looking east.

2) Image gallery, site conditions early 2024:



Access from Station Road/Church



Access from the school via the existing to the new MUGA



The site of the new MUGA



Ground conditions on the application site

2.2 The Site Environment

2.2.1 Survey Information

- 1) The full area of the playing fields has been plotted via a topographic survey with CAD underlay of satellite imagery and supplementary scanned plans added.

The site falls from 126m AOD in the south-eastern corner to a low-point of 122.3m in the north-eastern corner; existing car-park. The existing MUGA is at a level of approximately 122.9m.

- 2) Trial pits have been excavated to a depth of 1.5m around the application site, and a CCTV investigation of the outfall drains to the eastern corner of the site and existing car-park has been made. Outfall points along the northern boundary of the whole playing field towards the brook were assessed where possible.
- 3) An assessment of the 6 trees to the south of the site has been made. These are to be removed as part of the project in order to prevent further problems with root damage to the main access path from school to laying fields. They do not have a TPO placed on them.

2.2.2 Access and boundaries

- 1) The application site is accessed from Back Lane, off Station Road. The main gate to the MUGA site is then accessed by passing through the parking area. There is a secondary access off Station Road adjacent to Our Lady's & St Gregory's Church, used by the school maintenance team.
- 2) Construction access is expected to be via the main gate for the set-up and materials delivery, with access by the church track for personnel.
- 3) The playing field has a palisade security fence on all sides. The western and southern boundary of the application site is to have a Heras fence to allow access from the school to the playing field but restrict access for construction.
- 4) There are residential properties all along the southern boundary of the playing field, these being between approximately 10 to 40m from building front to the boundary fence. Directly fronting onto the application site are the church and several town houses (Beaumont Court), and three houses. To the western boundary lies St Peter's CE Primary School and playing field.

2.1.3 History of the Site

- 1) The school has occupied the site since at least the early 1900's. As a grammar school, it is shown on OS maps from 1903, but without the current playing field area, which was then agricultural land. Two fields subsequently became the school playing field, with minor releveling to the northern strip.
- 2) TMBS was then established in 1969 as a comprehensive school for both sexes of any ability between the ages of 11 and 14.

- 3) A new building was constructed in 1989, the Activity Centre 1989. The old Canteen is understood to have been demolished around the same time with rubble from this being deposited under the proposed new MUGA location. The existing MUGA was reorientated in circa 2003 into the position it now occupies. The area proposed as Pitch 5 was rough ground until 2011, when it was possibly smoothed out and reseeded.
- 4) A new building was constructed on the car park area between 2011 and 2015, with another constructed in 2022, these together taking up the area of approximately 50 parking spaces.



Fig. 3 - The school in 1903, playing field area was farmland.



Fig. 3 - The old MUGA in 2000

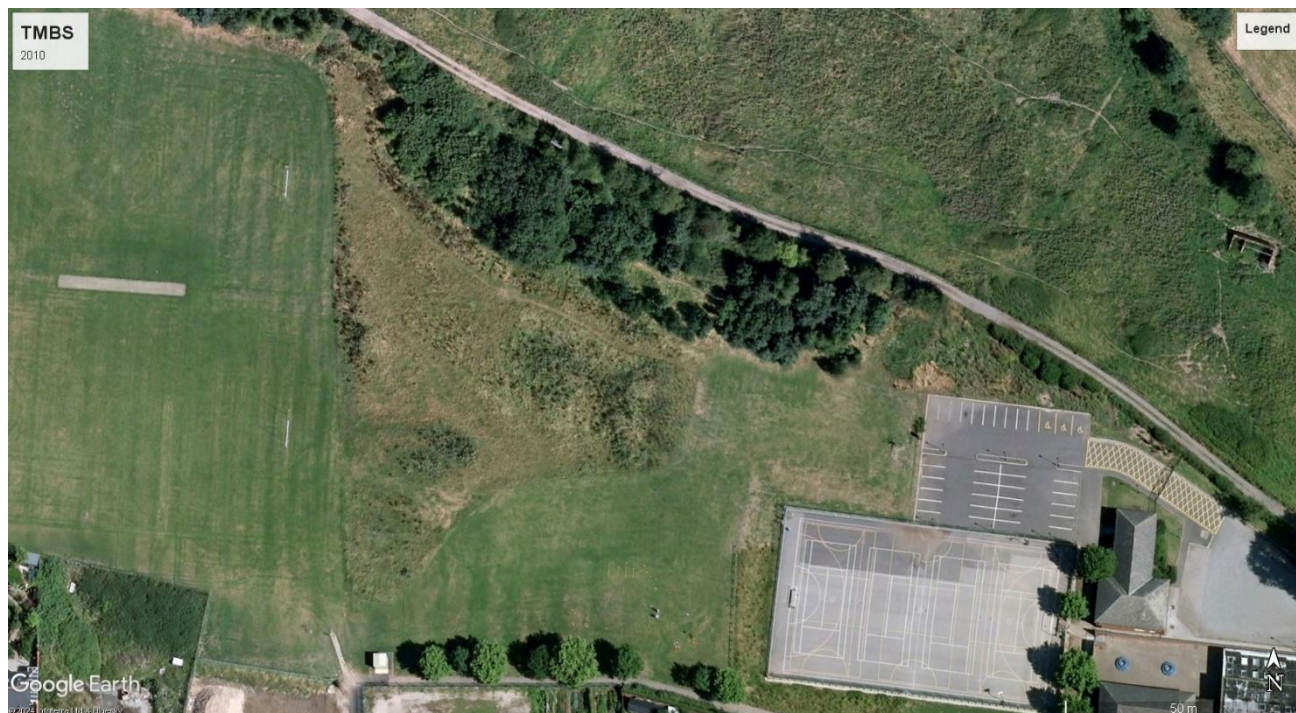


Fig. 4 - The re-orientated MUGA in 2010, with the area of proposed Pitch 5 as rough grass and scrub.



Fig. 5 - The car-park north of the existing MUGA has lost 50 parking spaces with the construction of two new buildings.

- 5) The school moved from 11-14 age groups to 11-16 in 2011, increasing numbers by 320 and allowing the school to offer GCSE Physical Education for the first time. Current pupil number is 818.
- 6) The planning consent granted in 2019 detailed a 1,400 sq.m car-park extension and a new 'Astro-turf' pitch of 62 x 34m or 2108 sq.m. The car park extension proposed would have increased parking by 54 spaces, from 77 plus 2 disabled and 8 coach spaces to 131 spaces in total, but with a relatively small MUGA or STP.

- 7) Since the MUGA consent was granted, a new building has been constructed where this car-park extension was to be, consent given for this in January 2021. This building caused the loss in total of 14 parking spaces.

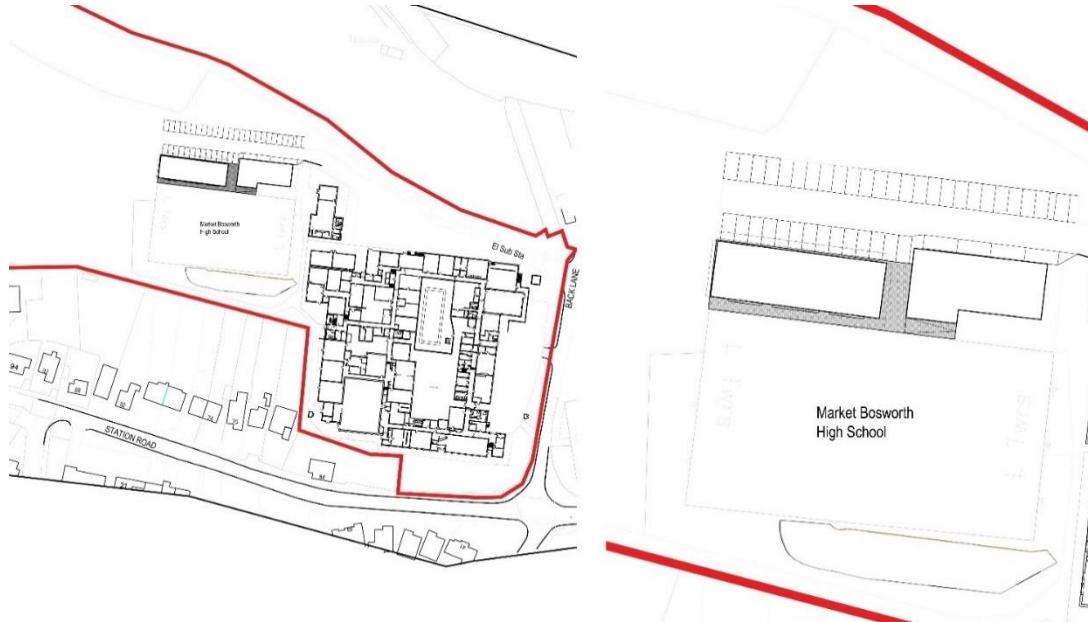


Fig. 6 - The new 2-storey classroom building constructed in 2022

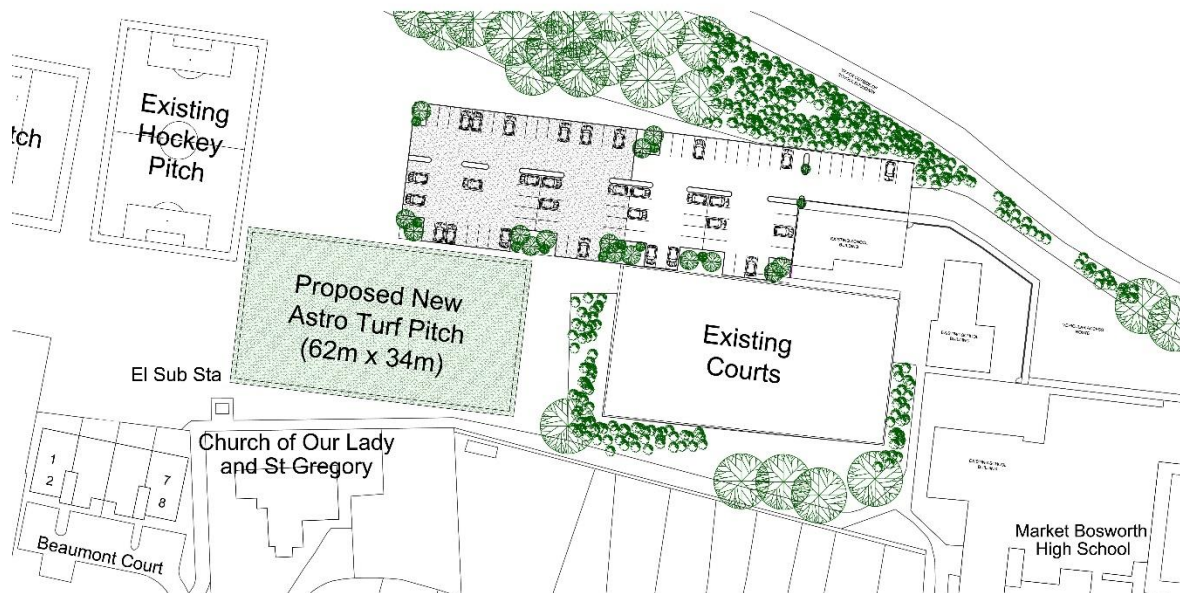


Fig. 7 – Consent was granted for a car-park extension and new synthetic turf pitch in 2019

- 8) The current layout of the site is shown in Fig. 1.

2.3 The Proposals

2.3.1 New MUGA requirement

- 1) The school has embarked on a strategic upgrading programme for the outdoor sports facilities, beginning with resurfacing the existing MUGA in 2023. The grass pitches will be upgraded in future phases as and when funds allow, with the inclusion of Pitch 5 in this application being the first step.
- 2) The proposed MUGA is to have a synthetic carpet finish, suitable for certain sports that cannot properly be played on either the grass pitches or the bitmac-surfaced existing MUGA. Installing a needle-punch type of sand dressed carpet will allow hockey to be played at school coaching level and provide an all-weather surface for:
 - Netball
 - Tennis
 - Badminton
 - Cricket
 - Soccer
 - Pickleball, Korfball, etc.



Fig. 8 - The resurfaced bitmac MUGA, the first stage in the strategic upgrading of all the school outdoor sports areas

- 3) This proposal will contribute to the significant improvement of sporting facilities for the school and community and will result in considerable benefit to school pupils and local community clubs and groups through the provision of an enhanced sports facility.

- 4) The overall aim of the MUGA project is to engage as many pupils/people in physical activity as possible through the extension of playing surface types and weather-proofing. This project does support outdoor open space uses and the value of sport and opportunities for active lifestyles; whilst the sensitive MUGA ATP design minimises the impact onto surrounding land, by settling the MUGA below existing ground levels and avoiding floodlighting.
- 5) The school encourages visiting community clubs to use the indoor sports facilities after school hours, hiring-out for basketball, softball, ladies sports groups, over 40's circuit training, over 50's & 60's sports, for example, with this use extending to the outdoor facilities in spring and summer when daylight hours permit. A security team locks-up after the users have left.

The school also includes community use of the playing fields, notably AFC Market Bosworth, soccer for all ages, and the 'Bowmen of Bosworth', who currently access the fields via the remote access track alongside the church on a Sunday. The school are exploring links with other potential users of the upgraded facilities. This project will initiate partnerships by working with local community groups and organisations to promote and encourage participation in all aspects of sport, leisure and cultural activities.



Fig. 9 - Illustrative profile of the new MUGA ATP, with sand infill needle-punch carpet over a shock pad and porous bitmac layer, drainage layer aids attenuation of peak flows

2.3.2 Car Park Extension

- 1) With the growth of the school in the last 10-15 years and construction of the new extension buildings, the school have been left short of parking spaces. The existing parking is essentially quite linear and is relatively limited in parking spaces compared to the total area available. The proposed car park extension fits well alongside the new MUGA and allows 48 new spaces to be used, plus 6 disabled and with additional space for cycle racks.

- 2) The car-park extension will be at a very similar level to the existing, finished with a porous bitmac surfacing and security fencing, and with direct access from existing to new parking.
- 3) Limited lighting is to be included for illumination during winter afternoon school exiting and after school events.

2.1.3 Grass Pitch Upgrading

- 1) The grass pitches are at present very prone to waterlogging from October to April, particularly to the east, or school building-end of the playing field area. This has led to all pupils being affected by an inability to play sport and partake in physical exercise in both core PE lessons and free time (break and lunchtime) due to the inadequate facilities.

The substantial issues regarding the school playing field area, which has got progressively worse in recent academic years, has led to the PE department having to adapt the curriculum and extracurricular opportunities to suit, leading to a narrowing of the curriculum for all students in Key Stage 3 and 4 and increased costs to the school due to having to play school fixtures away from the school site.

- 2) The area of Pitch 5, included in this application, is also very much out of range for the Sport England recommended gradients, turf quality and surface conditions. This area is to be re-graded to the guideline gradients and drained and reseeded with a sports field Perennial Ryegrass to provide the first of the playing field-wide upgraded grass pitches.

ID	EXISTING PITCHES			PROPOSED PITCHES, ETC. (Proposal 3)		
	Length (m)	Width (m)	Current Sq.m	Length (m)	Width (m)	Proposed sq.m
Total Area - Ha			40250			
Grass Pitches						
Pitch 1	72.00	40.00	2880	110.00	68.00	7480.00
Pitch 2	82.00	45.00	3690	64.00	37.00	2368.00
Pitch 3	90.00	50.00	4500	83.00	46.00	3818.00
Pitch 4	78.00	46.00	3588	83.00	46.00	3818.00
Pitch 5	72.00	40.00	2880	73.00	46.00	3358.00
Small Sided A	45.00	25.00	1125	40.00	25.00	1000.00
Small Sided B	45.00	25.00	1125	40.00	25.00	1000.00
Sub-total:			19788.00			22842.00

Fig. 10 – The revised pitch layout produced as part of the playing field upgrading strategy increases playing surfaces by approximately 3,000 sq.m.

- 3) The other pitches as noted in Figure 10 are to be likewise regraded, drained and reseeded over what may be a 5-year programme, funding allowing. The currently favoured (though not fixed) layout option for the full playing field area is given in Figure 13 below.

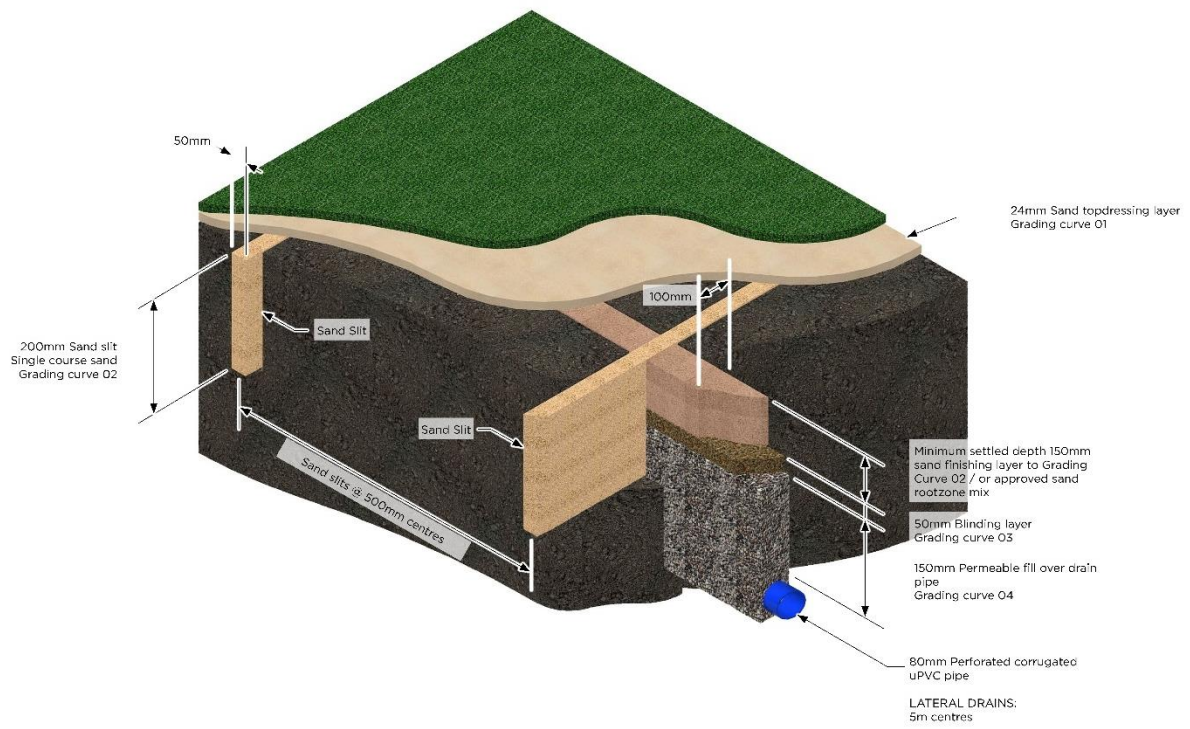


Fig. 11 – Grass pitch sports field drainage proposals, new pipes system with surface drainage; sand-slits and sand top layer.



Fig. 12 – Current playing field marking-out

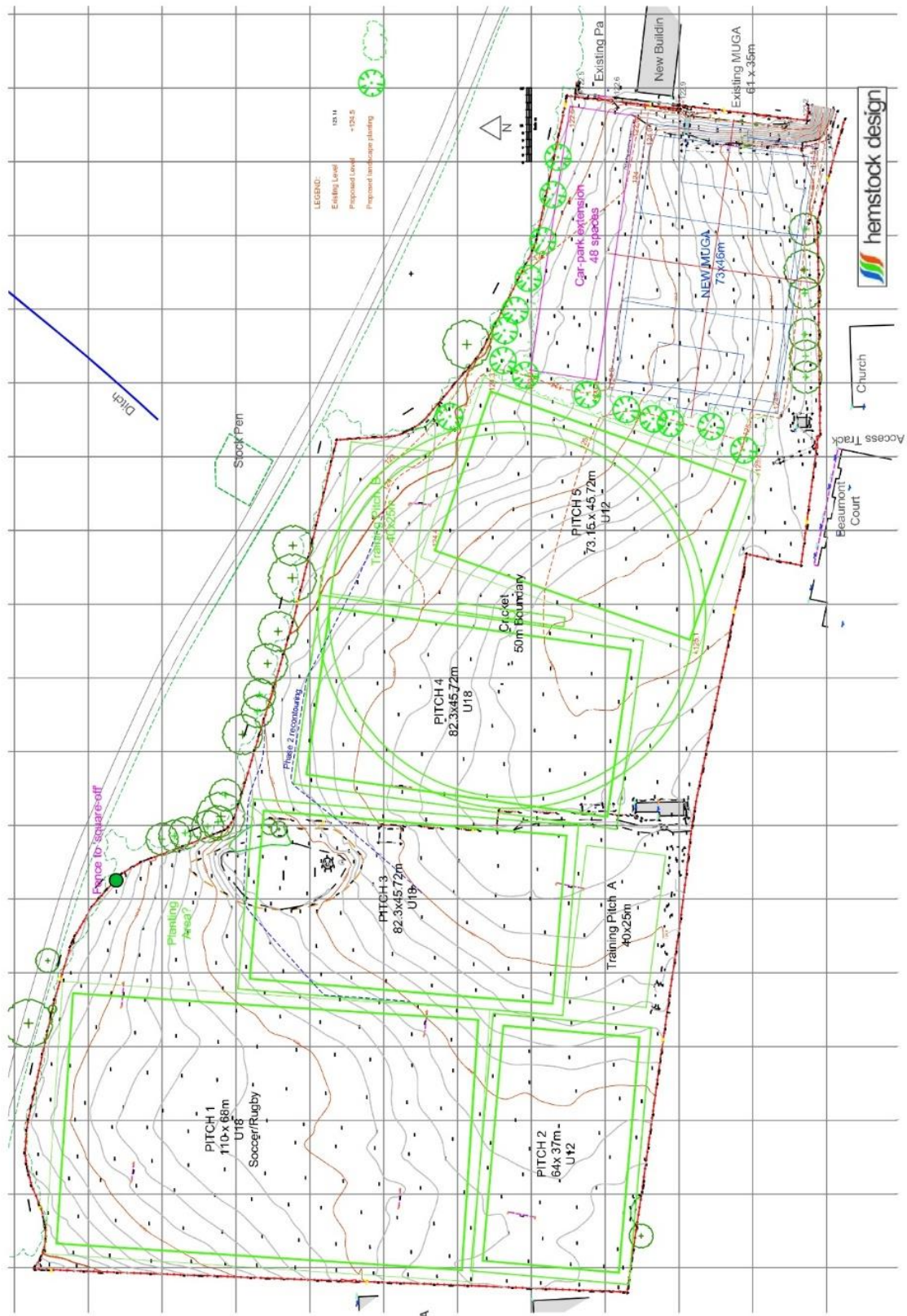


Fig 13 – Proposed playing field layout (draft), with better orientation and available land use

3 Planning Statement

3.1 Statement of Need

3.1.1 The School Outdoor Facilities

- 1) The school are currently failing to deliver the full range of sports in the curriculum through the full academic year. They are through the winter months reliant on the bitmac MUGA that they have, of approximately 61 x 34m. Grass pitches are largely unusable.
- 2) To address these problems long term, the school see the new MUGA with bitmac base finished with a needle-punch sand dressed carpet as the solution to several problems; increasing all-weather space, adding sports that at present cannot be offered, and supplementing the grass pitches when, even after renovation, these are subject to undue damage when wet.
- 3) The outdoor sports strategy for the school includes upgrading the grass pitches as they are able, funds allowing, over the coming years.
- 4) A statement from the school which was included in the application of 2018/19 still holds today for this application:
 - *Increased all-weather play area. As a result of the additional pupil's hard play areas are overcrowded at break and lunch times. Having a facility such as this will enable the pupils to play outside following adverse weather conditions rather than being restricted to remaining indoors.*
 - *Improved sporting facilities. The current pitches in the area proposed to be developed are in poor condition. This new facility would replace the poorest two pitches at the school.*
 - *Increased all-weather lesson time facilities. The facility will enable the extended use of the field, particularly in the winter when classes are prevented from using pitches when they become unplayable.*
 - *Playing field remodelling. The school field is heavily sloped. As a part of the scheme a cut and fill exercise will be undertaken. This will see the topsoil removed from the proposed development area and reused to level existing pitches. It will also be used to level an additional area to enable the development of a further pitch.*
 - *Improved community interaction and participation. The school have recently refurbished the schools Activity Centre to provide a modern dance studio. This new facility paired with the proposed AstroTurf pitch and existing tennis courts is something the school hope will create a sporting hub.*

- *Increased car parking. Following the cut and fill exercise the school will be able to add an additional pitch as well as the proposed astro turf facility so as the number of pitches is not reduced by the scheme. By having additional spaces, the school will be able to allow community use.*

3.1.2 Parking

- 1) The proposed parking extension alongside the new MUGA will give an additional 48 plus 6 disabled spaces, relieving the problems that the school has in accommodating staff and visitor parking at present.
- 2) The extension is designed to allow a ramped access for the disabled to the existing and new MUGAs.

3.1.3 Community Benefits

- 1) The school fully intend to extend the current community use to the new ATP MUGA. There is a need in the town and locality for facilities for a range of sports, given that the town is somewhat isolated from larger centres of population. This use includes the new MUGA ATP And the improved grass pitches for winter play.
- 2) As with the pupils, community users will benefit from the wider scope for sports that the MUGA synthetic carpet will afford.

3.2 Planning Policy Context

3.2.1 Planning History

- 1) Consent for a smaller MUGA and parking extension was granted in March 2019 by Hinckley and Bosworth Borough Council, Application No. 19/00305/FUL. This consent is now out of time.
- 2) Previous to this an application was made for a new MUGA in 2015.
- 3) Subsequent to the previous MUGA consent, the new classroom building has been constructed on part of the car parking area that existed at the time.

3.2.2 Requirement

- 1) This planning statement provides 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. We understand that development control decisions must be taken by Hinckley and Bosworth Borough Council in accordance with the National Planning Policy Framework (NPPF) and Local Plan policies including material planning considerations relevant to this proposal.
- 2) Of course, consent was granted in 2019 for a similar scheme, but we are again presenting the background to the revised scheme.

- 3) It is understood that the development of an ATP is possible within an educational playing field environment if the proposal is sensitively prepared and reduces impacts to within acceptable limits. This applies to both human and any ecological impact. This proposal satisfies both criteria however, there may be other policies the proposal must comply with which are addressed in this statement.

Having reviewed national and local validation checklists, relevant planning policy guidance and local development plans it is acknowledged that the following material planning considerations relevant to the proposal include:

- NATIONAL PLANNING POLICY FRAMEWORK FEBRUARY 2019
 - 2. Achieving sustainable development
 - 8. Promoting healthy and safe communities (open space and recreation)
 - 9. Promoting sustainable transport
 - 12. Achieving well-designed places
 - 14. Meeting the challenge of climate change, flooding and coastal change
 - 15. Conserving and enhancing the natural environment

- DISTRICT COUNCIL LEVEL
 - Compliance with relevant planning policy guidance, local development plans and policies
 - Design and impact upon the character and appearance of the surrounding area.
 - Adequate impact mitigation to residential neighbours (protecting visual amenity and residential amenity).
 - Preventing the loss or detriment to any local biodiversity
 - Evidence of strategic need and justification for intensification of the recreational use of the land through the introduction of an all-weather surface
 - Adequate on-site parking capacity and traffic management
 - Sustainable drainage assessment
 - Contamination assessment (site investigation)
 - Principal of development to enable Sport England's informed assessment of the proposed development of an outdoor facility for sport and benefit to the development of sport to outweigh the detriment caused by the loss, or prejudice to the use of the area of playing field (to satisfy exception policy E5 of Sport England's Playing Fields Policy and Guidance March 2018).

4) The National Planning Policy Framework introduced a presumption in favour of sustainable development set out as three dimensions – economic, social and environmental objectives. This proposal aims to contribute to the above areas. In a sporting context, this proposal seeks to:

- Provide opportunities for school pupils and local community groups to participate in sport and physical activity for health improvement, enjoyment and development of their skills.
- 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 as self-financing as possible in terms of community access.

In an environmental context, this proposal seeks to:

- Ensure that maintenance of the ATP is managed by the school's grounds team on a daily and weekly routine with contractors used as necessary to perform specialist maintenance on a periodic basis.
- Collect a sinking fund to replace the artificial carpet at the end of its functional life, along with further necessary refurbishment works.

In conclusion, the proposed ATP will replace part of an existing grassed playing field with:

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

5) Promoting Healthy Communities - The planning system encourages and promotes the retention of existing and the provision of additional, outdoor sports facilities, both public

and private. Specifically, paragraph 97 (concerning open space and recreation) of National Planning Policy Framework February 2019 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.*
- 6) It is acknowledged the proposed development would result in the loss of part of a grassed playing field which is necessary to create the MUGA and parking, but this proposal would provide a purpose build multi-functional facility that would facilitate greater level of sports activity throughout each year.
- 7) The proposed development will implement improved provision in terms of quality and quantity and in a suitable location to benefit school pupils and local community groups by providing access and opportunities for sport and recreation and making an important contribution to the health and well-being of interested community groups.

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

3.2.3 Sport England

- 1) Sport England commented on the first iteration of the proposal for additional parking and a MUGA in 2015/16, objecting at first but then removing their objection subject to certain conditions being met. In May 2019 a letter from Steve Beard of SE commented:
- England Hockey would not object to the development of a new synthetic surfaced MUGA, but at that time there was no local hockey club to use such a facility.

- The Football Foundation & FA are understood to have commented on a 3G surfaced MUGA, which is not the case in this application. There is apparently a demand for similarly-sized 73 x 46 3G facility, but this is not within the current plans of the school.
- SE considered the poor quality of the grassed area that the MUGA, parking extension and in this case grass Pitch 5 and acknowledged that they would not object subject to the following conditions:
 - Condition 1 - The MUGA/ATP to be constructed to SE's Guidance Note 'Artificial Surfaces for Outdoor Sport'. TMBS also intends to follow the SAPCA 'Code of Practice for Construction of Outdoor Multi Use Games Areas'. https://sapca.org.uk/wp-content/uploads/2018/01/CoP_for_muga_ed_1-3.pdf
 - Condition 2 – Playing field quality improvements, assessment and detailed scheme. This has already been acted upon by TBMS, with David Hemstock of Hemstock Design Ltd acting as Design Consultant for both MUGA and grass pitch improvements. David is a qualified Agronomist and Soil & Water Engineer, member of both SAPCA and RIPTA (Register of Independent and Professional Turf Agronomists).
- 2) TMBS believe that they have addressed the above two conditions. A professional specification has been drawn-up by Hemstock Design Ltd for the MUGA and grass pitch work as proposed, this to be sent out to tender in parallel with the application process to allow the school to plan for work to at least begin in 2024.

3.3 Design Context

3.3.1 Design Principles

- 1) **These proposals** have been planned with sensitivity to the neighbouring residences and minimising the landscape effect in mind, with the car park extension settled into the lower part of the site to be almost level with the existing parking. The MUGA then sits largely below the existing ground levels, with more cut than fill on the levelling of the MUGA platform. Excess fill is to be used to level-up the adjacent grass Pitch 5, with stripped topsoil spread over the grassed area.

- 2) **Pitch 5** will be regraded from the current ground levels to the south, building-up by approximately 1.1 metres at the north-eastern corner adjacent to the new parking extension. The western side of the pitch will be married-in with the next pit over, Pitch 4, and the currently proposed cricket outfield here. Further smoothing-out of the surface around the outfield will be carried out as a Phase 2 operation when Pitch 4 is upgraded.

When completed the pitch will be considerably larger than the one it replaces.

- 3) **The proposed layout** is considered to be of a relatively limited size and scale in keeping with the surroundings but large enough to facilitate the intended sporting applications.

3.3.2 Design Elements

- 1) **Floodlighting is not included.** Ground level and bollard lighting is planned for the parking extension.
- 2) **A 4.2m ball-retaining fence** is planned for the MUGA perimeter. The proposed level of the MUGA is 124.5m, with 4.2m the top of the fence will be at 128.7m. The existing path level between MUGA and residences is approximately 126m plus a boundary fence of 1.8metres, therefore the new fence will be only around 1m higher than the school boundary fence. Access gates will be installed to the eastern end.

Fence elevations will consist of a weld mesh design comprising see-through steel mesh (polyester powder coated RAL6005 Moss Green) as is commonly installed around artificial sports pitches. It is discreet against a rural background and permits light and views throughout, reducing the visual impact of the fencing.

- 3) **The MUGA surface** is to be a mid-green coloured synthetic carpet, with line markings. The visual appearance of the pitch surface will be similar to a very fine sports turf and complimentary to a playing field environment.
- 4) **Landscaping proposals** include planting of specimen trees with understory between the MUGA and Pitch 5, and around the parking extension. 6 medium-sized trees are to be

removed due to the danger caused by roots lifting the access path between school and playing fields, these to be mitigated for by the planting of:

- 15 to 20 Specimen trees – Oak, Ash, Rowan, Field Maple, Beech.
- 910 sq.m of understorey planting – Guelder Rose, Holly, Hawthorn, Blackthorn, Bramble, etc.
- Wild flora seeding suitable for an understorey and clay soil.
- Holly hedge between the parking extension and MUGA, 80 linear metres

Liaison on the tree removal has taken place between TMBS and the Local Council contact dealing with these matters. TMBS have a report dated February 2023 and a full schedule of trees within their grounds, produced by Leicester County Council Forestry and Arboricultural Group. Trees 68 to 74 are the ones affected by this application, Silver Maple and Common Ash.

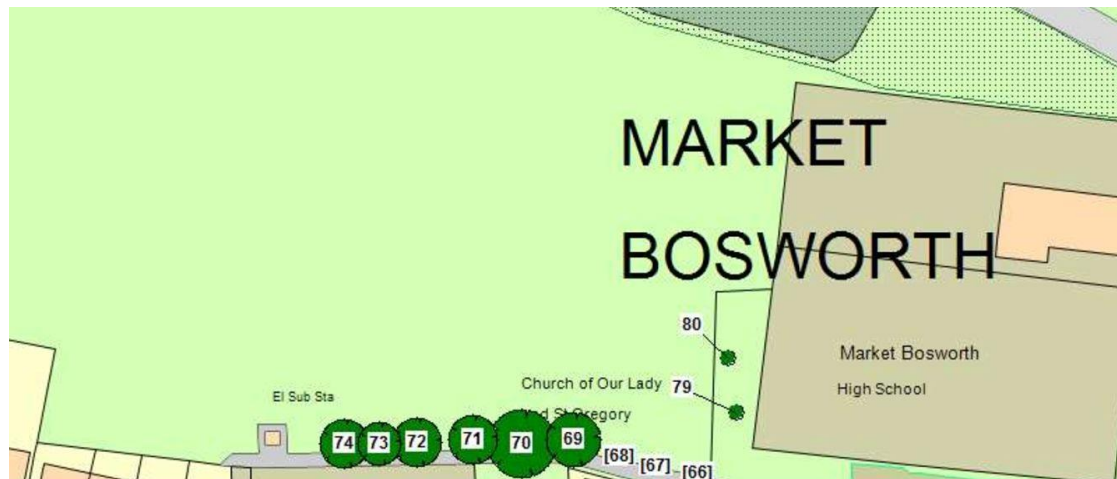


Fig. 14 – LCC Forestry and Arboricultural Group plan of the trees forming part of this application

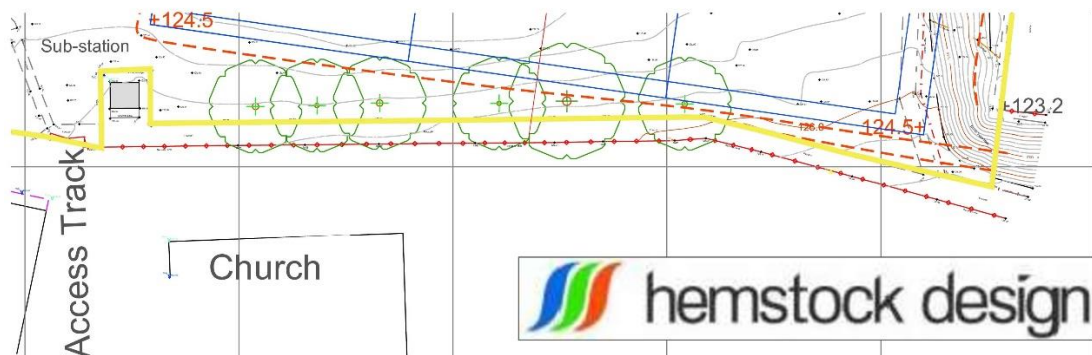


Fig. 15 - Surveyed trees proposed to be removed due to path damage by roots.

3.3.3 Drainage Strategy

1) The Environment Agency Flood Risk Maps show that the application site is outside of a flood risk zone, therefore no detailed flood risk assessment is required (Figure 16 below).

2) Extensive assessment work has been carried out recently on the drainage and outfall arrangements around the existing car park and application site. County Drains Ltd have identified and checked with CCTV based reports on the condition and location of the outfall points. The primary outfall for the application site has been identified as a manhole chamber to the north-east of the site, in woodland owned by the school. This chamber cover level is approximately 1 metre below the existing car park and outfalls into a pipe which runs directly to the brook to the north, at some 15m below the site lowest level. (Figure 17 below).

3) Both the MUGA and car park extension are to have an inbuilt attenuation capacity through the 250mm stone drainage layer under both constructions. Both are to have a porous surface capable of at least 100mm/hour infiltration rate leading down into the drainage layer and 5-metre spaced lateral pipe drainage system below.

4) Pitch 5 will also have inbuilt attenuation capacity within the surcharging effect of the 5-metre spaced lateral pipe and sand slit system. Suitably-sized hydrobrakes are to be installed in the outfall chambers for all three, car-park, MUGA and Pitch 5.

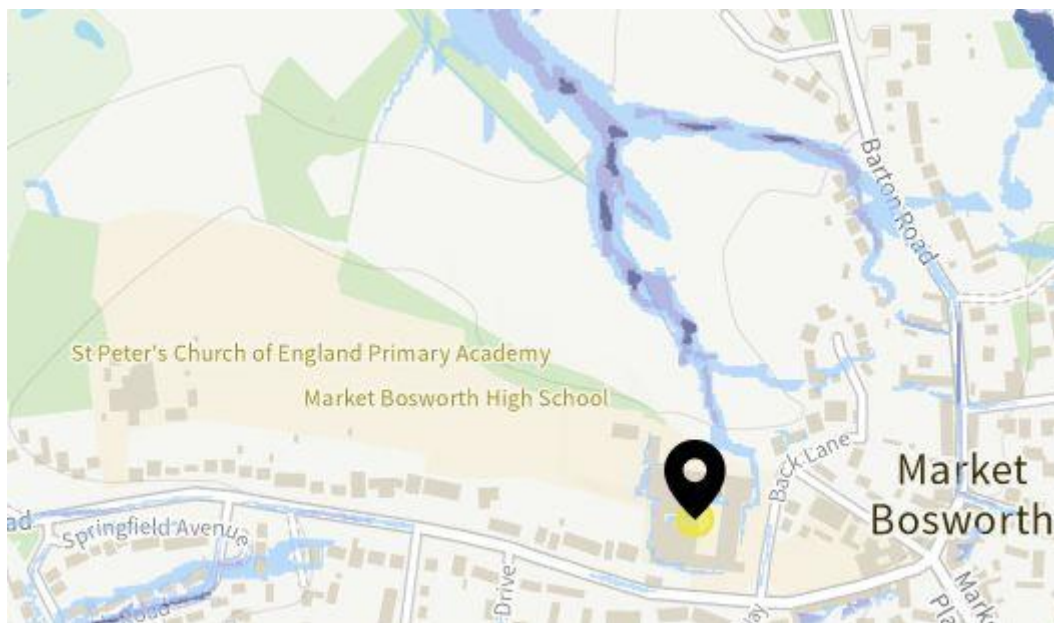


Fig. 16 – EA mapping of flood risk north of the application site

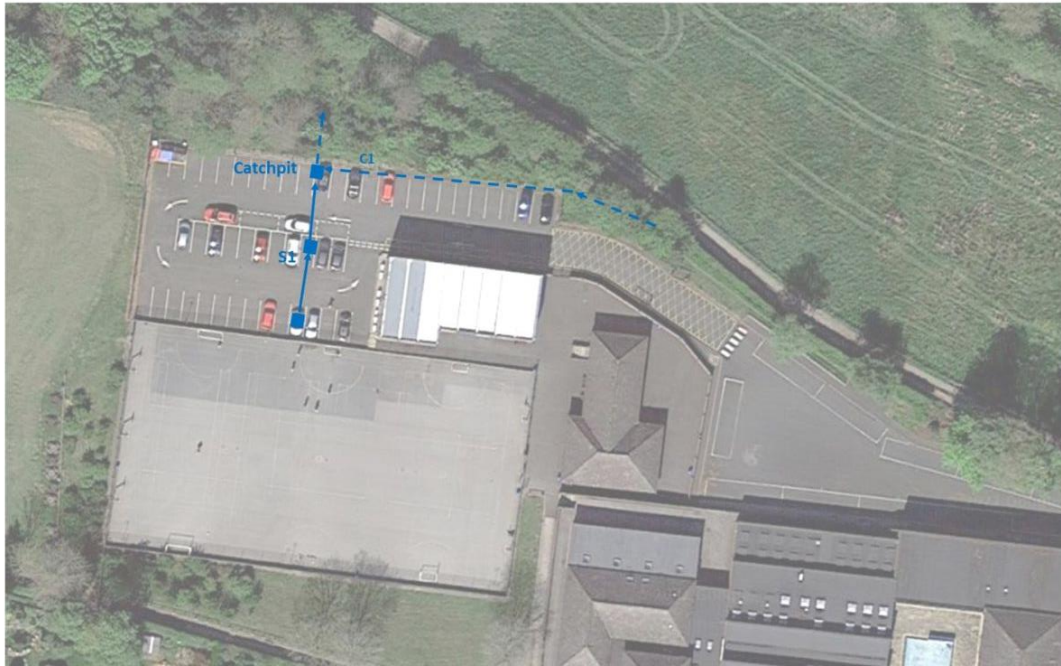


Fig. 17 – County Drains Ltd survey of the main outfall point, 2021

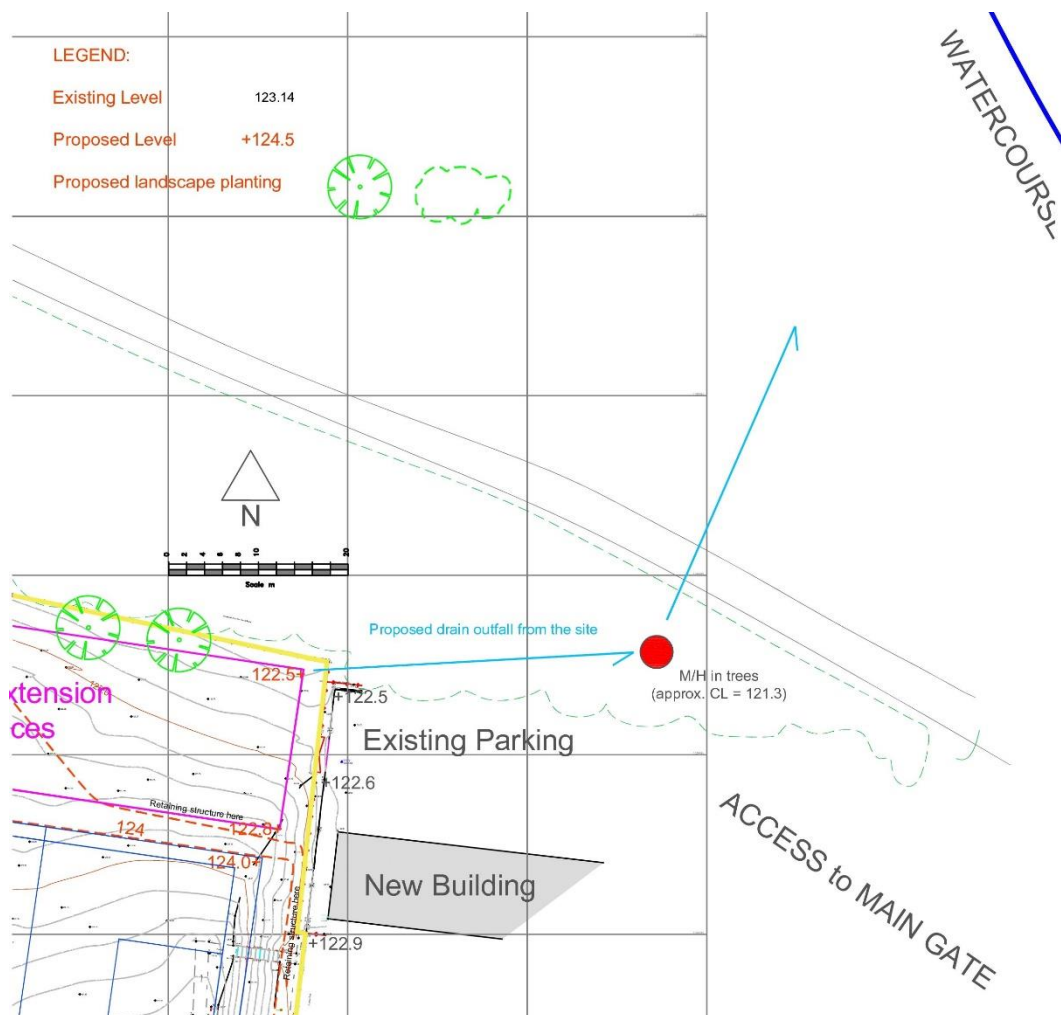


Fig. 18 – proposed outfall connection from the application site to the main outfall chamber and then to the brook to the north.

- 5) TMBS plan to increase the quality of grass pitches and hours of use possible per year. Currently, pitch use and playing quality is highly unreliable through winter due to drainage and turf problems. Strategically, with a new pipe drainage system installed after any required re-levelling, additional treatments to the grass pitches, such as sand-slitting, sand dressing, sand carpet and irrigation if required can all be introduced sequentially as the increased use of the pitches demands.

3.3.4 Soil Assessment

- 1) Trial pits were dug around the site in March 2024 to check soil and subsurface condition, hand-dug and with a mini-digger to a depth of up to 1.5m. The soil on site was found to be clay loam, prone to waterlogging and compaction.
- 2) Re-levelling after filling work has been carried-out in the past on the eastern side of the application site, apparently rubble arisings from demolition of the old canteen.





Fig. 19 - Pitch 5 area topsoil and subsoil profile; heavy clay, waterlogged surface, building rubble buried in the eastern strip

3.3.5 Landscape & Ecology

- 1) TMBS have commissioned a professionally calculated Biodiversity Net Gain % through Ecologists Rachel Hacking Ecology Ltd. The existing site is to be reviewed with the 10% uplift in BNG to be gained through planting and supplementary points.
- 2) There is an option for the school to also extend planting into areas just beyond the application area. This is to be determined once the strategic layout planning for the full playing field area is fixed.

3.3.6 Other Aspects

- 1) **Engagement of local community, neighbours** – extensive neighbourhood consultation, awareness programme and liaison was initiated prior to the previous planning application in 2019. TMBS are in a process to update the local residents with a continuous information issuing strategy.
- 2) **Noise Impact Assessment** – Considered to be not required at this point.
- 3) **Inclusive Accessibility** - Access for all is at the core of the school's philosophy. Part of the development plan is to renovate and extend the existing pathways from the school to the outdoor sports facilities.
- 4) **Contamination** - The site has been reviewed through historical maps and records, and through trial pit excavation. There are no indications that the site has been used for purposes other than agricultural and amenity. However, a remediation strategy is proposed in the unlikely eventuality that any problematic contamination is found.

3.3.7 Existing & Proposed Area Schedule

- 1) The new scheme will increase overall site carrying capacity on both synthetic and grass surfaces. See Figure 20 below.
- 2) This has been achieved by producing layouts for the grassed areas using the full extent of the field and fitting pitches carefully to give the required sizes, preferred orientation, safety elements and reducing the need for ball-stop netting.

The Market Bosworth School

AREA SCHEDULE

ID	EXISTING PITCHES			PROPOSED PITCHES, ETC. (Proposal 3)		
	Length (m)	Width (m)	Current Sq.m	Length (m)	Width (m)	Proposed sq.m
Total Area - Ha			40250			
<u>Grass Pitches</u>						
Pitch 1	72.00	40.00	2880	110.00	68.00	7480.00
Pitch 2	82.00	45.00	3690	64.00	37.00	2368.00
Pitch 3	90.00	50.00	4500	83.00	46.00	3818.00
Pitch 4	78.00	46.00	3588	83.00	46.00	3818.00
Pitch 5	72.00	40.00	2880	73.00	46.00	3358.00
Small Sided A	45.00	25.00	1125	40.00	25.00	1000.00
Small Sided B	45.00	25.00	1125	40.00	25.00	1000.00
<u>Sub-total:</u>			19,788			22,842
<u>MUGA</u>			0	73	46	3,358
<u>Sub-total:</u>			0			3,358
<u>Total Playing Area:</u>			<u>19,788</u>			<u>26,200</u>
<u>Grass Margins</u>			19,562			11,814
Specimen Trees		6			15	
Car-Park			0			1,306
Rough grass, bushes			900			0
Landscape planting			0			930
<u>Grand Total</u>			<u>40,250</u>			<u>40,250</u>

Fig. 20 – current and proposed areas within the full playing field site.

4 Drawings:

This statement should be read in conjunction with the following drawings:

- ❖ Application site boundary, red-line scaled A4 1:1250
- ❖ Site Block Plan, existing site location & layout plan 1:500
- ❖ Proposal plan - Car park, MUGA, Pitch 5
- ❖ Cross section, MUGA & Carpark
- ❖ Landscaping Proposals with proposed tree removal details



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