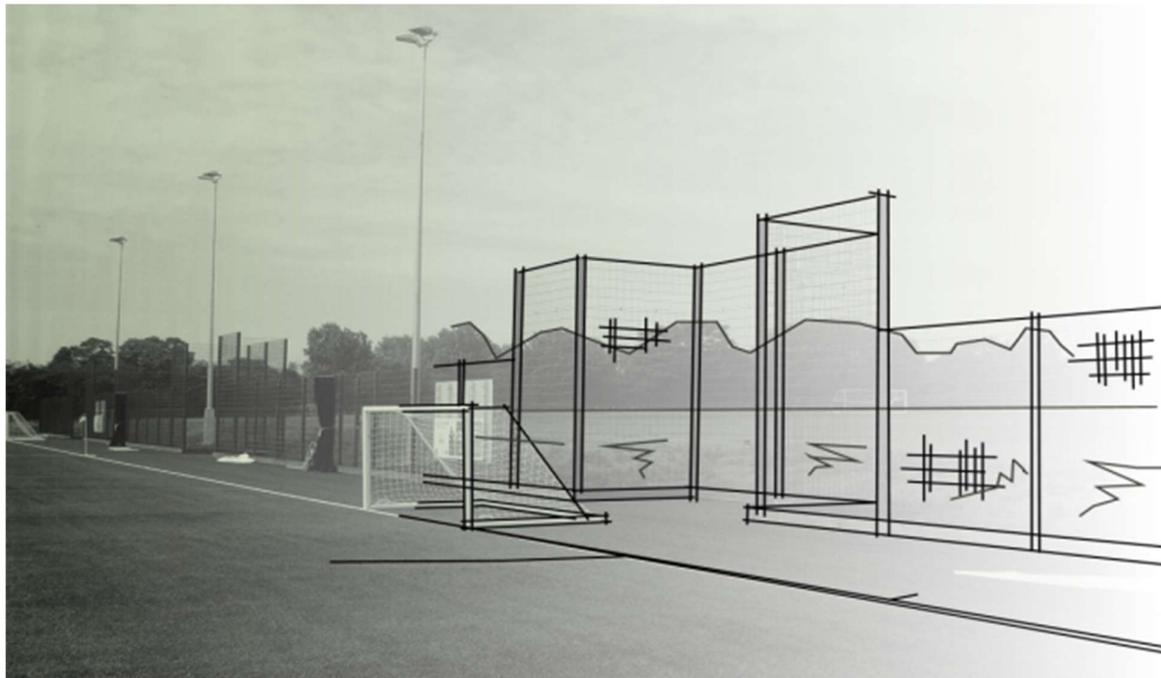


# Queen Elizabeth Grammar School, Horncastle

Creation of a 3G Artificial Grass Pitch (AGP) with perimeter fencing, acoustic fencing, hardstanding areas, storage container, floodlights, access footpath and associated bund

## Design and Access with Planning Statement



<b>Client</b>	Queen Elizabeth Grammar School West Street Horncastle LN9 5AD		
<b>Project</b>	Creation of a 3G Artificial Grass Pitch (AGP) with perimeter fencing, acoustic fencing, hardstanding areas, storage container, floodlights, access footpath and associated bund		
<b>SSL project code</b>	SC104		
<b>Document title</b>	Design and Access with Planning Statement		
<b>Document control</b>	<b>Revision</b>	<b>Revision</b>	<b>Revision</b>
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## Associated Documents

<p><u>Drawings</u></p> <p>SC104 01 – Topographical Survey            SC104 02 – Site Location Plan            SC104 03 – Proposed Site Plan            SC104 04 – Proposed AGP Plan            SC104 05 – Proposed Elevation            SC104 06 – Floodlighting Scheme            SC104 07 – Proposed AGP Drainage Layout            SC104 08 – Proposed AGP Drainage Strategy            SC104 09 – Playing Field Layout            SC104 10 – Bund Section</p>
<p><u>Appendices</u></p> <p>Appendix A – Floodlight Performance Report            Appendix B – LED Floodlight Data Sheet            Appendix C – ILP Guidance Notes            Appendix D – Sports Lighting Statement            Appendix E – Proposed Materials and Appearance            Appendix F – Drainage Strategy            Appendix G – Noise Management Plan            Appendix H – Noise Impact Assessment            Appendix I – Arboricultural Report            Appendix J – Tree Constraints New Layout            Appendix K – Tree Constraints Plan            Appendix L – Tree Protection Plan            Appendix M – Tree Shadow Plan            Appendix N – Tree Work Plan            Appendix O – Preliminary Ecological Appraisal            Appendix P – Letters of Support            Appendix Q – CEMP</p>

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## 1. Introduction

- 1.1 The application is for the creation of a 3G Artificial Grass Pitch (AGP) with perimeter fencing, acoustic fencing, hardstanding areas, storage container, floodlights, access footpath and associated bund at:

Queen Elizabeth Grammar School  
West Street  
Horncastle  
LN9 5AD

- 1.2 In order to assist the application for full planning permission and to facilitate the implementation and delivery of the project; this document describes the project aspirations and illustrates the process that has led to the development proposal, and to explain and justify the proposal in a structured way.

- 1.3 This statement discusses design and access issues regarding the use, amount, layout, scale, landscaping, appearance and context of the scheme. In addition, the wider access implications of the proposal are addressed.

- 1.4 A planning statement is also provided to adequately address development plan policies and material considerations associated with this proposal.

- 1.5 The applicant is:

Queen Elizabeth Grammar School  
West Street  
Horncastle  
LN9 5AD

- 1.6 The planning agent is:

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## 2. Design and Access Statement Principles

2.1. Guidance on information requirements and validation, published Town and Country Planning (Development Management Procedure) (England) Order 2015 recommends that a design and access statement is a short report accompanying and supporting a planning application to illustrate the process that has led to the development proposal, and to explain the proposal in a structured way. The level of detail required in a design and access statement depends on the scale and complexity of the application, and the length of the statement varies accordingly. Statements must be proportionate to the complexity of the application, but need not be long. Further published recommendations are:

- Design and access statements help to ensure that development proposals are based on a thoughtful design process and a sustainable approach to access.
- Statements should improve the quality of proposals: in preparing the design and access statement, developers need to consider and subsequently explain the merit of the design and how it relates to the existing setting.
- Design and access statements enable local planning authorities to better understand the analysis which has underpinned the design and how it has led to the development of the scheme. This helps negotiations and decision-making and should lead to an improvement in the quality, sustainability and inclusiveness of the development.
- Design and access statements allow local communities, access groups, amenity groups and other stakeholders to involve themselves more directly in the planning process without needing to interpret plans that can be technical and confusing. This helps to increase certainty for people affected by development and improve trust between communities, developers and planners. It also enables the design rationale for the proposal to be more transparent to stakeholders and the Local planning authority.

### 2.2 What Is Required: The Design Component

The design and access statement should cover both the design principles and concepts that have been applied to the proposed development and how issues relating to access to the development have been dealt with. Statements should evolve throughout the design and development process.

A design and access statement for a planning application should explain the design principles and concepts that have been applied to particular aspects of the proposal. These are:

- Scale: Scale is the height, width and length of a building or buildings in relation to its surroundings.
- Amount: The amount of development is how much development is proposed. For residential development, this means the number of proposed units for residential use and for all other development, this means the proposed floor space for each proposed use.
- Layout: The layout is the way in which buildings, routes and open spaces (both private and public) are provided, placed and orientated in relation to each other and buildings and spaces surrounding the development.
- Landscaping: Landscaping is the treatment of private and public spaces to enhance or protect the amenities of the site and the area in which it is situated through hard and soft landscaping measures. Statements should also explain the function of the landscaping, for instance for sustainable drainage purposes, providing shading or other climate change adaptation purposes, and explain how it will be maintained.
- Appearance: Appearance is the aspect of a place or building that determines the visual impression it makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.

### 2.3 What Is Required: The Access Component

It is important to note that the requirement for the access component of the statement relates only to 'access to the development' and therefore does not extend to internal aspects of individual buildings. Statements should explain how access arrangements will ensure that all users will have equal and convenient access to buildings and spaces and the public transport network. The statement should address the need for flexibility of the development and how it may adapt to changing needs.

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### 3. Design and Access Statement

3.1 Having followed planning policy recommendations and published technical guidance, we consider the proposal is based upon best design practices for external sports facility provision.

3.2 Proposal Description

Planning permission is sought to create a new external sports pitch development with associated features including:

- Artificial Grass Pitch (AGP) pitch surface with 3G artificial grass to accommodate a football pitch sized 97m x 61m (including 3m run-offs) designed to accommodate a variety of youth football pitches and training areas.
- Macadam hardstanding viewing areas and goal storage areas.
- 1.2m high pitch perimeter barrier fencing to the artificial grass perimeter, to segregate the pitch playing area from surrounding macadam areas and 4.5m high fencing to the perimeter of the facility.
- 4.0m high acoustic fencing to the northern and southern perimeter of the facility
- 3.2m high acoustic fencing to the eastern perimeter of the facility
- 6x13 metre high floodlighting columns.
- Maintenance / sports equipment store located within the fenced facility enclosure.
- 3 metre wide access pathway connecting to the south.
- Bunding along the north, south and west perimeter of the playing field.

3.3 Site Description



The site comprises existing grassed playing fields associated with the Grammar School. There are residential properties to the north and west with planning permission in place for further residential properties to the south beyond mature tree lines. To the east are the remaining school playing fields. To the south and the south east are the school buildings and the school car park.

3.4 Site History

Historical mapping from the late 1800s and early 1900s show the site to be potentially agricultural, with only a few buildings to the east, southeast and residential housing adjacent to the western site boundary. To the south east some small buildings are recorded as school and the original school is understood to be founded in 1571. There appear to be wells recorded within 2 of the gardens directly to the west of the subject site. The school site is divided by a number of field boundaries.

Aerial imagery from 2003 to 2016 show the site to appear relatively unchanged from present day, except for changes in vegetation. Since 2016, there had been the development of the sand pit for athletic use. Some new school buildings are recorded on 2016 aerial imagery.

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## Planning history

The following is recent planning history for the site:

### Reference S/086/00242/10/3

Alternative Reference Not Available  
 Application Received Thu 04 Feb 2010  
 Application Validated Thu 04 Feb 2010  
 Proposal Erection of a single storey building to consist of 4no. classrooms and a staff room.  
 Status Decided  
 Decision Approve  
 Decision Issued Date Fri 19 Feb 2010

### Reference S/086/02164/08/3

Alternative Reference Not Available  
 Application Received Mon 07 Jul 2008  
 Application Validated Mon 07 Jul 2008  
 Proposal To infill existing first floor terrace of art and music block to extend the existing sixth form art room.  
 Status Decided  
 Decision No Objection  
 Decision Issued Date Tue 22 Jul 2008

### Reference S/086/01490/08

Alternative Reference Not Available  
 Application Received Thu 01 May 2008  
 Application Validated Thu 01 May 2008  
 Proposal Alterations to existing covered first floor external terrace area of existing school, to provide a fully enclosed area for use as an additional art studio space.  
 Status Decided  
 Decision Withdrawn  
 Decision Issued Date Tue 27 May 2008

## 3.5 Purpose and Use

This application seeks planning permission to create a new external Artificial Grass Pitch (AGP) in order to contribute to the improvement of sporting and recreational facilities at Queen Elizabeth Grammar School.

The provision of a new AGP will provide increased usage in comparison to the existing grassed playing field, for benefit of the school, local football clubs, partner organisations and other sports clubs in the surrounding area, via pre-arranged and structured access.

The new AGP will offer a variety of football pitches and training areas within the same enclosed playing space to support development plans into grassroots football.

In accordance with The Football Association's (FA) current technical guidance, the aspiration is to introduce multiple pitch markings to gain the maximum football developmental outcomes and benefit from the site footprint.

The AGP will be capable of supporting the following formal pitch arrangements:

Table 1 – AGP Pitch Arrangements

Size and Age Grouping (Inlaid Lines)	Quantity
91m x 55m (Over 18/ Adult Football) in white	1
Size and Age Grouping (Capable of Supporting but not Included)	
73m x 46m (U11/U12, 9v9) in blue	1
54.8m x 37m* (U9 / U10, 7v7) in yellow	2
37m x 25.32m* (U7 / U8, 5v5) in red	4
*smaller than recommended size, but acceptable for match play use	

- The dimensions meet (and exceed) minimum pitch dimensions as per FA guidance and are sufficient to meet local league requirements for senior community football.
- The intended programme of use is not detrimentally impacted (there is no loss of functionality, or displacement of any teams/groups as a result of the pitch being provided at 91x55m versus 100x64m).
- The smaller footprint of the facility reduces the impact on the remaining playing field, allowing more space for other formal and informal activity.
- The artificial pitch being provided exceeds the dimensions of the existing natural grass pitch, whilst also providing significantly increased capacity which supports the application in ensuring the benefits outweigh the loss.

## 3.6 Amount

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The proposed development has been prepared in accordance with published Design Guidance Notes (The Football Association (FA) / Sport England) pertinent to external artificial sports facility provision. The Artificial Grass Pitch (AGP) design is in accordance with The FA Guide to 3G Football Turf Pitch Design Principles and Layouts and the proposed amount of development is:

Table 2 – Development Aspects

Aspect	Area
3G artificial grass pitch area	5,917m <sup>2</sup>
Porous Asphalt surfaced areas	1,086m <sup>2</sup>
Proposed Bunding	2,184m <sup>2</sup>
<b>Total Development Area</b>	<b>9,187m<sup>2</sup></b>

### 3.7 Layout

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

- Avoidance of impact relating to noise and lighting
- Maximising the available playing field to accommodate natural grass pitches and other sports pitch markings
- Flood risk for the facility itself and ensuring the development does not increase the flood risk to other nearby areas
- Convenient proximity to changing facilities/welfare/site services
- Convenient proximity of vehicular parking areas
- Convenient proximity to transport routes
- Minimising impact on nearby trees and ecological considerations

The proposed location will afford pedestrian, maintenance and emergency access as well as providing for suitable management, supervision and security. It was concluded the proposed location for the new 3G pitch provides the best solution for the above considerations.

### 3.8 Scale

The proposed height of new open steel mesh barrier fencing around the synthetic turf pitch perimeter will be 4.5m to the perimeter of the facility itself with a further 1.2m high fence within the perimeter separating the spectator area from the playing area.

The proposed height of the floodlighting columns will be 13 metres from ground level.

The proposed height of the steel storage container will be 2.59 metres.

### 3.9 Landscaping

New hard landscaping treatment around the 3G facility is restricted to porous asphalt surfacing for the spectator viewing area and goal storage areas.

New hard landscaping treatment around the facility is restricted to porous asphalt surfacing necessary to form the pedestrian access.

New soft landscaping around the facility is restricted to topsoil bunding to three sides of the proposed facility.

### 3.10 Appearance

The intention is to develop the AGP with minimal visual impact when viewed looking into the site, which is necessary to satisfy local policies which seek to ensure that proposals are sympathetic to its surroundings and will not impact on the visual amenity of the area.

The proposed finished appearance of principal pitch features is as follows:

#### 3.10.1 3G Artificial Grass Playing Surface

The installed appearance of the playing surface will comprise a 3G artificial turf containing a 50mm pile and partially in-filled with silica sand (for stability) and granulate rubber (for performance), coloured grass green.

This is consistent with current Football Association (FA) technical requirements to deliver adequate performance characteristics for the intended sporting activities.

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

This surface type is credited as 'preferred 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.

#### 3.10.2 Perimeter Ball Stop Fencing

The proposed type and quality of ball-stop fencing is consistent with current Football Association (FA) technical requirements for fencing to enclose a community artificial grass sports pitch.

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The installed appearance of perimeter ball stop fencing be polyester powder coated RAL6005 Moss Green, all supported with an intermediate post system and entrance gates of matching colour.

The 1.1m high fencing type will be steel open mesh fencing containing a 66x50mm rebound aperture to the internal pitch perimeter barrier. Fence panels are insulated from the posts using neoprene washers to be fitted to every fence post / mesh fixing point to aid noise reduction and acoustic attenuation by reducing rattle and vibration from ball impacts.

Panels are fixed onto posts with 8mm galvanised security bolts to (U shape) brackets containing threaded inserts and neoprene washers (inserts) to reduce panel rattle and vibration from ball impacts. Panel connectors are applied at horizontal panel joins to increase the overall rigidity of the product.

The 4.5m high fencing will be as above but a 200mm x 50mm sized mesh.

Against the background of the site, black or dark (moss) green are the fence colours that provide the most discrete appearance.

### 3.10.3 Hard Standing Areas

The installed appearance of the hard standing areas (areas outside perimeter of the pitch and goal storage areas) will be grey / black coloured porous asphalt.

### 3.10.4 Maintenance Equipment Storage Container

The installed appearance of the new maintenance store will be steel, powder coated RAL 6005 moss green to match the perimeter fence.

### 3.10.5 Floodlights

The installed appearance of the new artificial lighting system will include six (6no.) slimline 13m high sectional hinged steel masts finished galvanised (Z275) self-coloured, mounted with slimline LED luminaires and fittings finished raw aluminium.

## 3.11 Access/ Transport Links

Paragraph 111 of the National Planning Policy Framework (2021) sets out that:  
*Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe*

This development should not be prejudicial to the satisfactory functioning of the highway and that additional traffic movements generated by the proposal should not result in unacceptable impacts on the highway network.

No changes are proposed to the established vehicular access off West Street. This leads onto Reindeer Close which is where the schools parking facilities are based.

New trips would be generated following the introduction of the Artificial Grass Pitch (AGP). This is resultant from an intensification of use made possible by the enhanced durability of the 3G artificial grass playing surface in comparison to the existing natural turf surface, especially during winter weather conditions.

The application requests opening hours of:

Monday to Friday: 08:00 to 22:00 hours  
Saturday & Sunday: 08:00 to 18:00 hours

The convenient location of the site will ensure the proposed 3G facility can easily be accessed and utilised by nearby communities. The site is within a sustainable location within the town of Horncastle. There are bus stops along Lincoln Road (A158) approximately 200 metres from the main entrance.

The existing site already has a sufficient amount of parking capacity. The existing and proposed parking provision will consist of:

Table 3 – Site Car Parking and Availability

Type of Vehicle	Existing number of Spaces	Proposed number of spaces (inc retained)	Difference in spaces
Car	62	62	0
Light Goods Vehicles/ Public Carrier	0	0	0
Motorcycles	0	0	0
Disability Spaces	3	3	0
Cycle Spaces	10	10	0
Bus Spaces	0	0	0

With regards to the new facility and worst case scenario generation of vehicles along with general management and operational methods that are employed to assist traffic and congestion etc then please see the below information.

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The below is data from TRICS for leisure football with approximate percentages of travel methods.

Mode	%
Vehicle (Driver and Passenger)	80%
Cyclists	1%
Pedestrians	10%
Rail	0%
Coach	8%
Bus	1%
<b>Total People</b>	<b>100%</b>

The table below provides an estimate of the worst case scenario of maximum users for a standard football full sized football pitch:

Sport	Players	subs	Coaches	Refs	Total	Pitches	Total times number of pitches	Spectators (0% adult football and 25% for youth football based on driving and supervising children)	TRICS data suggesting 80% transport method is by car with each car averaging 2no. passengers offering 40% to give total car generation
1no. adult football (11 a side + 7 subs)	22	14	2	3	41	1	41	41	17
2no. 9v9 football	18	8	2	1	29	2	58	73	30
2no. 7v7 football	14	8	2	1	25	2	50	63	25
4no. 5v5 football	10	4	2	1	17	4	68	85	34

Clearly 4no. 5v5 pitches offers the worst-case scenario event. It should be noted that the pitches can be split and that not all pitches need to be in use at the same time.

The more common use for this structured layout is that the 4no. cross pitches shall be used for training in the evenings Monday to Friday or for recreational usage that does not have refs, subs or coaches.

The figures are based on persons and not the number of cars and on the very worst-case scenario that competitive matches are played with refs on each of the 4no. football pitches at one time.

For youth 5v5 football then it is more likely that 1no. parent shall take 2, 3 or 4 persons. A generic and common sum for the reduction of people to cars is at 50% that offers a large safety factor in place.

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

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

- 07:00 to 18:00 Monday to Friday.
- 07:00 to 13:00 Saturday.
- No construction operations on Sundays or public holidays.

HGV movements and installation of equipment on site shall not be permitted outside these hours during the construction phase without prior written approval from the Local Planning Authority. The topsoil taken out to create the AGP will remain on site and will reduce construction programme and reduce construction traffic movements.

The proposed future use of the site will result in a negligible impact on the local highway network and local transport network and will not lead to car parking stress on local roads due to suitable on site provision of spaces. The proposal will therefore be compliant with paragraph 111 of the NPPF (2021).

### 3.12 Inclusive Access

Disabled access has been carefully considered throughout the whole design and applied wherever possible. The intention is to provide a smooth transition to and from areas within the site, for use by people of all ages and abilities. The new hard standing areas proposed around the Artificial Grass Pitch (AGP) are all accessible for disabled persons.

All pedestrian paths and hardstanding shall be compliant with Equality Act 2010 regulations and Sport England's Technical Design Guidance Note 'Accessible Sports Facilities 2010'. The Equality Act 2010 replaced the Disability Discrimination Act (DDA) in England, Scotland and Wales.

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## 4. Planning Statement

### 4.1 Planning Policy

#### *National Policy*

We understand that development management decisions must be taken in accordance with the National Planning Policy Framework (NPPF) as updated in July 2021.

#### *Local Policy*

The East Lindsey Local Plan was discussed and formally adopted at Full Council on 18th July 2018.

The site is also within the Horncastle Neighbourhood Plan area.

### 4.2 Material Planning Considerations

We acknowledge the following material planning considerations relevant to the proposal include:

- Compliance with relevant national and local planning policies
- Principal of development to enable Sport England's informed assessment of whether the proposed benefits to sport associated with development would be sufficient to outweigh the detriment associated with the impact on the playing field and satisfy exception policy 5 of Sport England's Playing Fields Policy and Guidance 2018.
- Design and impact upon the character and appearance of the surrounding area
- Adequate impact mitigation to residential neighbours
- Artificial Grass Pitch (AGP) rationale and sport related benefits
- AGP management and maintenance programme
- Lighting / Floodlighting schemes including impact assessment
- Sustainable Drainage Assessment
- Protection of ecology and biodiversity
- Protection of nearby trees
- Suitable parking facilities

### 4.3 Assessment of Planning Issues

We believe the proposal is in accordance with the National Planning Policy Framework (NPPF) and the local planning policies. Sections 4.4 to 4.9 refer to specific policies and provide a discussion to outline how we believe this proposal satisfies these policies.

### 4.4 National Planning Policy Framework (July 2021) Section 2 - Achieving Sustainable Development

Policy extract:

*Paragraph 8: Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):*

*a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

*b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*

*c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

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The National Planning Policy Framework introduced a presumption in favour of sustainable development, and this can be set out as three dimensions – Economic Role, Social Role and Environmental Role.

This proposal aims to contribute to the above areas.

- Economic Role – providing a self-funding facility for use by Queen Elizabeth Grammar School and its partner organisations.
- Social Role – providing modern facilities that will encourage the maximum football developmental outcomes with the benefits to health and wellbeing associated with this.
- Environmental Role – ensuring that the existing natural environment is not harmed and that facilities are designed to conserve and reduce energy wastage wherever possible.

In a sporting context, this proposal seeks to:

- Provide opportunities for the local community and sports organisations to participate in sport and physical activity for health improvement and development of their skills, particularly amongst low participant groups.
- Operate in line with the national agenda for sport taking into account nationally adopted strategies.
- Generate positive attitudes in sport and physical activity by young people and reducing 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 facilities 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 use.
- Contribute to The Football Association’s strategic objectives for grassroots football development.
- Satisfy competition play and training needs with a robust sustainable business plan to monitor the delivery of the football development plan on a regular basis. The committee will review a variety of objectives and controls to correctly manage, adequately operate and maintain the facility.
- Ensure the AGP, once subjected to performance testing to validate necessary quality standards, is added to the FA register of approved sites for match play.

#### 4.4.1 Maintenance and Management of the facility

A Code of Conduct will be implemented to set out expectations for those using the facility, and refer to guidance such as Sport England’s Community Use Agreement and the information in Appx 9.

Management arrangements have not yet been finalised, however, these will either involve support from local organisation Magna Vitae who are experienced in running such facilities, attendance by a member of our staff, or through partnership access arrangements where designated club use is confirmed.

#### 4.4.2 Energy and Waste Reduction

The proposed development will require the removal and redevelopment of a grassed area of playing field. However, a variety of efficiencies will be applied to the construction stage to mitigate environmental impact and benefit the carbon footprint of the development.

Significant reduction in the use of energy and / or water, and reduce 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
- The implementation of the development does not require water supplies.
- For the artificial grass playing surface, modern textile manufacturing methods and technology continue to advance. As such, it is common place for artificial grass 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 technologies will enable this environmental sustainability form of recycling to be common place in the future, to the benefit of this proposal when refurbishment is due after an initial life cycle.

In conclusion the proposed Artificial Grass Pitch (AGP) will replace part of an existing grassed football pitch provision with:

- Better quality provision
- Provide access to greater quantity of provision

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

4.5 National Planning Policy Framework (July 2021)  
Section 8 – Promoting Healthy and Safe Communities

Policy extract:

*Paragraph 98: 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. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.*

*Paragraph 99: 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.*

The planning system encourages and promotes the retention of existing and the provision of additional, outdoor sports facilities, both public and private.

Whilst it is acknowledged the proposed development would result in the loss of what is effectively a grassed playing field, it must be noted that the scheme would provide a purpose-built facility that would facilitate a far greater level of use for sport and recreation throughout the whole year.

In addition, 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 area in which they are set, the impact upon the private amenity of the neighbouring occupiers and highway safety, amongst other material considerations.

The proposed development will implement better provision in terms of quality and quantity and in a suitable location to benefit the community and provide access and opportunities for sport and recreation, making an important contribution to the health and well-being of the local community.

The proposed location will afford convenient pedestrian and maintenance access as well as providing for suitable management, supervision and security by site based staff.

The close proximity of existing facilities described above will help to create a healthy and safe place of exercise.

This proposal satisfies the above planning objectives and is beneficial to the advancement of sports activity and development.

It will deliver genuine beneficial outcomes as follows:

- Implement social, recreational and cultural facilities and services for community needs to enhance the sustainability of the school and the local area.
- Provide access to a high quality open space and provide opportunities for sport and recreation that can make an important contribution to the health and wellbeing of the local community.
- Make beneficial usage of the current site resulting with better provision provided by a durable Artificial Grass Pitch (AGP).

The proposed development will provide a clean, safe and modern facility to inspire sporting participation and will enhance the existing sport and recreation provision.

It will provide a genuine asset for the applicant and local community sporting groups and organisations.

It will encourage and inspire more people of all ages to participate in sport.

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

- Promotion of social inclusion and community cohesion.
- Health and wellbeing.
- Promoting more sustainable development.

4.6 National Planning Policy Framework (July 2021)  
Section 12 – Achieving well designed places

Policy extract:

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*Paragraph 126: The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.*

4.6.1 Design Standards

In terms of design standards, the schedule of works necessary to implement the proposal are designed in accordance with, and must be constructed if full compliance with the following sources of technical guidance and performance quality standards which are appropriate to external artificial sports facilities:

4.6.2 Artificial Grass Pitch (AGP)

- The Football Association (FA) Guide to 3G Football Turf Pitch Design Principles and Layouts.
- Federation Internationale de Football Association (FIFA) Quality Concept for Football Turf – Handbook of Requirements (October 2015).
- Sport England Design Guidance Note ‘Artificial Surfaces for Outdoor Sport – updated guidance for 2012.
- Sport England’s guidance document ‘Selecting the Right Artificial Surface for Hockey, Football, Rugby League and Rugby Union’ Issue 002 / December 2010.

4.6.4 Ball Stop Fencing

- BS EN 15312:2007 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

4.6.5 Generally

- Works must comply with current Building Regulations and British / European Standards applicable to the proposal

4.6.6 Visual Amenity – 3G Artificial Grass Playing Surface

The new Artificial Grass Pitch (AGP) will be surfaced with 3G artificial grass coloured grass green. The visual appearance will be similar to existing fine sports turf and in keeping with a sports stadia environment. 3G synthetic turf is designed to look like natural turf, unlike the older type sand filled ‘astroturf’ type surfaces.



A typical example of 3G artificial surface

4.6.7 Visual Amenity – Building level

The field topography will be adjusted to reduce and adjust longitudinal slopes and lateral profiles across the Artificial Grass Pitch (AGP) footprint to accord with technical recommendations. This is necessary to preserve unbiased ball roll characteristics, resulting in a diagonal axis containing an approximate 1:100 (1%) maximum slope.

4.6.8 Visual Amenity – Ball Stop Fencing

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The proposals incorporate perimeter fencing, which is necessary around the Artificial Grass Pitch (AGP) to ensure the adequate long term protection of the valuable assets for a variety of vital reasons as follows:

- To help contain balls within the pitch during training, competition and recreational activities
- To protect the playing surface from contamination that will severely compromise the longevity of the artificial grass playing surfaces
- To segregate the pitch playing area from spectators

In terms of the visual impact of the fencing, the elevation will consist of a weld mesh design comprising see-through mesh, coloured RAL 6005 moss green. This type is commonly installed around artificial sports pitches and permits light and views throughout, reducing the visual impact of the fencing.

The type of barrier fencing proposed to the edge of the synthetic turf would be a similar height to the current pitch perimeter barrier and would not give rise to unacceptable visual impacts to warrant refusal of the application.

Darker colours of fence finish, in particular black and dark green, are the most discrete colour options against a rural backdrop, which has been a factor in this proposal.

We consider the proposals will not create any excessive levels of overbearing or overshadowing impact and fence heights are appropriate for the intended activities.



Examples of perimeter ball stop fencing

#### 4.6.9 Visual Amenity – Acoustic Fencing

The proposals incorporate a 4.0m high acoustic fence to the northern and southern elevation of the AGP and 3.2m high fencing to the eastern elevation. This is necessary to prevent an unacceptable level of noise to the neighbouring residential houses as identified within Appendix H – Noise Impact Assessment.

Some example photos of acoustic fencing around artificial pitches are included below. Please note these fencing heights show are not all the same and are for visual impact assessment.



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Examples of perimeter acoustic fencing

#### 4.6.10 Visual Amenity – Floodlight Masts

The proposals incorporate the provision of six (6no.) 13m high slimline floodlight masts mounted with associated luminaires around the perimeter of the Artificial Grass Pitch (AGP).

The masts would be of a slim profile tubular steel masts with galvanised (Z275) self-coloured finish.

A galvanised only finish of the columns has been selected as the preferred solution in terms of being more discreet against the background of the (often) grey UK skies.

It is accepted that whilst the height of the masts would result in features which are prominent within the site itself, they are vital to provide artificial lighting for the planned use of the facility after dusk.

With the floodlight columns being of a slimline design, it is not felt the columns will provide an unacceptable visual impact.

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Examples of slimline LED floodlighting columns and masts



4.6.11 Visual Amenity – Maintenance Equipment Storage Container

The installed appearance of the new maintenance store will be steel, powder coated RAL 6005 moss green to match the perimeter fence.



Example of storage container

4.7 National Planning Policy Framework (July 2021)  
Section 14 – Meeting the Challenge of Climate Change, Flooding and Coastal Change

*Policy extract:*

*Paragraph 167: When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:*

- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;*
- b) the development is appropriately flood resistant and resilient;*
- c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;*
- d) any residual risk can be safely managed; and*
- e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.*

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Flood Map for Planning.

According to the governments flood risk map for planning the site is located within flood zone 1, indicating a low risk from flooding and indicating that a Flood Risk Assessment is not required in this instance.

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

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

4.8 National Planning Policy Framework (July 2021)  
Section 15 – Conserving and Enhancing the Natural Environment

Policy extract:

*Paragraph 185: Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:*

- a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life60;*
- b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason;*
- c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.*

4.8.1 Noise Impact

It is acknowledged that the application proposal would result in a greater intensity of use of this particular area of the site. This intensification of use is made possible by the enhanced durability of 3G artificial grass playing surface in comparison to the current natural turf surface.

The proposed hours of operation for the new Artificial Grass Pitch (AGP) are as follows:

Monday to Friday	08:00 hours to 22:00 hours
Saturday & Sunday	08:00 hours to 18:00 hours

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There are residential properties close by to the north and west of the proposed AGP with further residential properties proposed to the south. Therefore a noise impact assessment has been undertaken. The assessment includes the prediction of noise emission from the AGP at the nearby noise-sensitive properties, based on noise level data from activities measured at existing AGPs and by generating a noise model.

Additional measures to be implemented as part of the proposed development to reduce the noise impact, which are also covered in Appendix H:

- 3.0m to 4.5m high acoustic fencing
- Neoprene washers (inserts) will be fitted to fence panel fixings to reduce panel rattle and vibration from ball impacting on the perimeter fencing, which will reduce noise emission created from use of the AGP.
- Unlike a small ball-court, all playing lines are to be permanently marked 3m minimum away from the pitch perimeter to mitigate balls impacting onto the fenced enclosure.
- To manage noise generated by use of the facility, the club will introduce a Noise Management Plan with procedures to minimise any potential noise impact from users of the facility. The plan is considered to be a live document which may be revised during the operational stages in order to create an acceptable balance between the requirements for a successful sports facility and the protection of local residents' amenity.

A Noise Management Plan will be implemented to manage noise generated by the use of the facility. This will be introduced by the school with procedures to minimise noise impact on local residents.

The plan is considered to be a live document which may be revised during the operational stages in order to create an acceptable balance between the requirements for a successful sports facility and the protection of local residents' amenity.

The plan will ensure that:

- The nominated noise monitoring supervisor regularly monitors activity on the facility.
- The maximum user capacity of the facility is not exceeded.
- Only pre-booked lettings under a signed lettings agreement will be permitted to use the facility. All clients as part of the lettings agreement will sign up to a Code of Conduct which includes arriving and leaving the site plus expectations whilst on site.
- The supervisor liaises with clients to ensure noise management policies and the Code of Conduct are adhered to.
- A clear and reliable mechanism is provided whereby noise complaints can be made and logged and acted upon by way of a formal complaints procedure.

Liaison with stake holders and interested parties is undertaken to ensure the noise management plan remains effective and revisions are applied accordingly.

#### 4.9 Local Planning Policy – East Lindsey District Council Core Strategy

We understand that development management decisions must be taken in accordance with the Local Plan. The East Lindsey Local Plan was discussed and formally adopted at Full Council on 18th July 2018. After review of the Local Plan policies map the site does not fall under any current designations:

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**Key to Settlement Proposals Maps**

		Ancient Monuments (SP11)		Parish Boundary (Where Applicable)
		Conservation Areas (SP11)		Serviced Holiday Accommodation Area (SP19)
		Protected Open Space (SP25)		Coastal Amusement Areas (SP14 & SP20)
		Town Centre Boundary (SP14)		Allocated Employment Land (SP13 & SP21)
		Primary Shopping Frontage (SP14)		Proposed Allocated Site (SP3 & SP7)
		Gypsy and Traveller Sites (SP12)		Protected Area Adlethorpe (SP19)
		Sports and Recreation Facility (SP26)		Coastal Country Park (SP20)
		Sites of Nature Conservation Importance (SP24)		Sites of Special Scientific Interest (SP24)
		Lincolnshire Wolds AONB (SP23)		Foreshore (SP20)
		Local Wildlife Sites (SP24)		Ancient Woodland (SP11 & SP24)
		Local Nature Reserves (SP24)		Local Geological Sites (SP24)
		Existing Employment Land (SP13 & SP21)		National Nature Reserve (SP24)

East Lindsey District Council Local Plan Policies Map

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EAST LINDSEY LOCAL PLAN  
CORE STRATEGY (2018)

**Strategic Policy 10 (SP10) – Design**

The Council will support well-designed sustainable development, which maintains and enhances the character of the District's towns, villages and countryside by:-

1. Where possible supporting the use of brownfield land for development, unless it is of high environmental value, seeking to use areas of poorer quality agricultural land in preference to that of a higher quality.
2. The use of high quality materials and where the layout, scale, massing, height and density reflect the character of the surrounding area.
3. Ensuring it is easy for everyone to get around by incorporating safe and attractive roads, cycleways and footways that enable people of all abilities to access shops, jobs, schools and other community facilities.
4. Providing on-site landscaping to integrate the development into its wider surroundings and make provision for open space.
5. Development will be supported if it is designed to minimise glare and light spillage, it does not unacceptably harm the rural or dark-sky character of a settlement or landscape or any nearby residential amenity; it respects the local historic environment; and it does not unacceptably harm or reduce the safety of highways, cycleways and footways.
6. The design of new and altered buildings or areas will be supported where they adequately take into account the safety and security of the users of the facilities both during the day and at night and that of neighbouring residents.
7. Development will be supported where it can demonstrate that its design incorporates sustainable features and/or renewables and that the development could be adapted in the future for other uses in that it is development that will become a high quality integrated part of the built environment over many generations.
8. Supporting development that includes measures to recycle, re-use or reduce the demand for finite resources. New development should be designed to Building Regulation water consumption standard for water scarce areas, to not exceed 110 litres per day per person.
9. Development around water sources will only be supported if it contains adequate protection preventing pollution from entering into the water source.
10. Development will only be supported around hazardous uses if it contains adequate provision to mitigate against threat from the hazardous use and does not conflict with that use.
11. The following developments will be supported on design grounds if they satisfy a site-specific design brief.
  - Gateway sites into a settlement
  - All retail applications over 0.25ha
  - Applications over 0.5ha within a designated town centre
  - Applications on sites over 4ha

**Strategic Policy 24 (SP24) - Biodiversity and Geodiversity**

1. Development proposals should seek to protect and enhance the biodiversity and geodiversity value of land and buildings, and minimise fragmentation and maximise opportunities for connection between natural habitats.
2. The Council will protect sites designated internationally, nationally or locally for their biodiversity and geodiversity importance, species populations and habitats identified in the Lincolnshire Biodiversity Action Plan and the Natural Environment and Rural Communities (NERC) Act 2006. Development, which could adversely affect such a site, will only be permitted in exceptional circumstances:
  - In the case of internationally designated sites, where there is no alternative solution and there are overriding reasons of public interest for the development;
  - In the case of nationally designated sites, there is no alternative solution and the reasons for the development clearly outweigh the biodiversity value of the site; or
  - In the case of locally designated sites, and sites that meet the criteria for selection as a Local Site, the reasons for the development clearly outweigh the need to protect the site in the long term.
3. In exceptional circumstances, where adverse impacts are demonstrated to be unavoidable and development is permitted which would damage the nature conservation or geological value of a site, the Council will ensure that such damage is kept to a minimum and will ensure appropriate mitigation, compensation or enhancement of the site through the use of planning conditions or planning obligations. Compensation measures towards loss of habitat will be used only as a last resort where there is no alternative. Where any mitigation and compensation measures are required, they should be in place before development activities start that may disturb protected or important habitats and species. Proposals to provide or enhance a site will be supported.
4. Where new habitat is created it should, where possible, be linked to other similar habitats to provide a network of such sites for wildlife.
5. Planning permission will only be granted for development which directly or indirectly leads to loss or harm to ancient woodland or aged or veteran trees, in exceptional circumstances, where the developer can demonstrate that the wider benefits of that loss clearly outweigh the protection of the trees

**Strategic Policy 26 (SP26) – Open Space, Sport and Recreation**

The Council will support development that facilitates the Council's aspiration to increase participation in sports and physical activity. The Council will safeguard, expand, enhance and promote access to sports and recreational facilities and open spaces:

1. Development resulting in the loss of indoor or outdoor sports and recreational facilities or open spaces will only be supported where:
  - The building or land has been demonstrated to be redundant for a sports use through a robust and up to date assessment of need and has been marketed for at least 12 months at a price that reflects its condition and market value, or
  - The building or land is to be replaced by improved facilities offering equivalent provision that helps meet the sporting/recreational needs of the District and optimises access by sustainable transport modes, or
  - The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.
2. New residential developments of 10 and over should provide quality and accessible sports and recreational facilities in order to meet the need it generates in line with the standards set out above in paragraphs 13.10 and 13.11 of the supporting text.

**HORNCastle NEIGHBOURHOOD PLAN**

**Policy 1: Sustainable Development**

1. The Horncastle Neighbourhood Development Plan will take a positive approach to development to bring forward a balance of housing, employment, retail, community and leisure development to ensure Horncastle remains an attractive, vibrant place, providing all the amenities you would expect in a desirable

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town . All development over the Plan period will maximise the environmental assets in and around Horncastle, improving access to the countryside and open spaces for residents and visitors.

2.Planning permission will be granted for development where it can be shown that such development would support the continued viability of Horncastle by providing:

- a) new homes of a size type and tenure to meet local needs as identified in the most recently published Strategic Housing Market Assessment
- b) affordable housing of size and tenure to meet the objectively assessed local housing needs of the parish
- c) tourism related development in the parish
- d) infrastructure associated with leisure, recreational pursuits and social community and educational activities in and adjoining the town
- e) infrastructure associated with leisure, recreational pursuits, community, education and medical facilities in and adjoining the town
- f) an enhanced town centre that can meet the needs of the town's growing population

3.All development shall be designed and located having regard to the policies and supporting evidence set out in this Neighbourhood Development Plan and shall be located to ensure that the development does not significantly and adversely affect the a) amenity of nearby residents  
b) character and appearance of the neighbourhood in which it is located  
c) social, built, historic cultural and natural assets of the parish.

#### 4.11 Sport England

Sport England will be a statutory consultee on this planning application as the proposal affects a natural turf playing pitch.

A playing pitch is a delineated area, which together with any run off is of 0.2 hectares or more. Playing pitches may have a grass surface or an artificial one.

The following details are provided to enable Sport England's informed assessment of whether the proposed benefits to sport associated with development would be sufficient to outweigh the detriment associated with the impact on the playing field and satisfy exception policy 5 of Sport England's Playing Fields Policy and Guidance 2018.

The aim of the policy is to ensure that there is an adequate supply of quality pitches to satisfy the current and estimated future demands of the pitch sports.

The following details are provided to enable an assessment:

Requirement	Detail provided
Impact the proposed development would have on playing pitch provision including proposed summer / winter playing pitches	<p>The application site is presently a grassed playing field.</p> <p>This proposal seeks to replace the natural turf pitch with a 3G Artificial Grass Pitch (AGP).</p> <p>It is acknowledged that the removal of an existing usable grass pitch to enable the development of the proposed Artificial Grass Pitch (AGP) is unavoidable.</p> <p>With the current natural turf surface, the pitch becomes unusable during periods of inclement weather each winter with pitch waterlogging. This causes a number of issues during the winter term due to limited usage of the playing field.</p> <p>The new 3G facility will result in convenient player and pedestrian access as well as effective management of the proposed Artificial Grass Pitch (AGP).</p> <p>The proposed AGP will be sited adjacent to existing site facilities &amp; infrastructure including circulation areas and ample car parking provision.</p>
Community use of the proposed sports facility	<p>The resultant facilities would not only be used by the school, but also by partner organisations and community groups from the surrounding areas to gain the maximum football developmental outcomes, via pre-arranged and structured community access.</p> <p>The development of this AGP, in accordance The Football Association's technical design guidelines, will especially enable children and young adults to play on appropriately sized pitches with appropriately sized goals, encouraging greater touches of the ball and an increased involvement in the game to enable skill development. The intention is that young players will develop better technical and decision-making skills from a younger age.</p> <p>The AGP will support FA affiliated junior / youth football (highest level of competition), along with training and coaching activities.</p> <p>The facility will support several inclusive organisations who provide strong and sustainable education placements for providing children and young people, in addition to a number of organisations who support those with a disability.</p> <p>For further community use please see section 4.12</p>
Community access formally secured through a community use agreement	<p>A Community Use Agreement with key partners will be established and managed on a formal basis. It is envisaged that the requirement for this community use agreement would be inserted as a planning condition and such an agreement would follow the Sport England template.</p>

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	<p>The provision of the new external Artificial Grass Pitch (AGP) will provide increased usage in comparison to the existing site during the daytime and evenings.</p> <p>This extended use is possible because the proposed floodlit Artificial Grass Pitch (AGP) is more resilient during winter weather conditions and with new floodlights, evening activities will enable the facility to be used to its full potential.</p> <p>The AGP also avoids close season maintenance works.</p> <p>The proposal will provide a much needed facility which would enable sport to be played throughout the year.</p>
<p>Sport related benefits of the proposed artificial grass pitch for the applicant and the community</p> <p>This explanation should provide detail on the deficiencies of the existing facilities and set out how the new facilities will address such deficiencies and help with the delivery of sport and meet community facility needs</p>	<p>The local surrounding area has limited access to state of the art 3G Artificial Grass Pitches (AGPs) and this proposal will contribute to satisfying demand for training and competition football.</p> <p>The proposed AGP will accord with Sport England's and The Football Association's technical design guidance for Artificial Grass Pitches (AGPs).</p> <p>The provision of the Artificial Grass Pitch (AGP) could be used continuously throughout the year and intensively due to its artificial grass surface and floodlighting.</p> <p>This project will support Sport England's key goals in the following ways:</p> <ul style="list-style-type: none"> <li>▪ Increasing the number of people playing sport for at least 30 minutes once a week</li> <li>▪ Developing new teams and participation opportunities</li> <li>▪ Recruiting new players to all football formats</li> <li>▪ Providing quality training and match play facilities</li> <li>▪ Achieving growth in adult participation</li> <li>▪ Providing juniors supported pathways into adult teams</li> <li>▪ Raising the percentage of young adults who play sport once a week</li> <li>▪ Supporting club and community teams</li> <li>▪ Developing secure pathways into adult football</li> <li>▪ Creating pathways from recreational football into clubs</li> </ul>
<p>Explanation of which sports the new artificial turf pitch will accommodate</p>	<p>With football being the targeted sport, the appropriate surface choice is 3G artificial grass designed to FIFA Quality standards. 3G turf is regarded by The Football Association as the most suitable artificial playing surface for community football and youth development.</p> <p>Sport England guidance** describes this as a 'preferred football surface' and capable of high level competition / training (national/international).</p> <p><i>**Sport England's guidance document 'Selecting the Right Artificial Surface for Hockey, Football, Rugby League and Rugby Union' Issue 002 / December 2010.</i></p>
<p>Proposed surface type</p>	<p>3G artificial turf</p>
<p>Sustainability</p>	<p>Arrangements to ensure the long term maintenance of the facility will be established, along with a necessary sinking fund to ensure the long term benefit of the facility and the appropriate replacement of the artificial surface, floodlights and pitch furniture at the end of life cycles.</p>

On the basis of the above justification, we consider the proposals would give rise to a considerable benefit to the wider community through the provision of an enhanced playing facility.

Given the above details, we believe Sport England will agree that the proposed development is acceptable under the following exception policy:

*E5 – The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.*

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#### 4.12 Identifying the Need

According to the current Local Football Facilities Plan (LFFP), a detailed report that maps out the football facilities needed across every local authority area in England, there is only one existing full-sized (11v11) 3G FTP in East Lindsey. This is at Wainfleet Road Playing Fields (Skegness Town FC) which is 21 miles away. There is no current Playing Pitch Strategy and, therefore, demand for full sized 3G FTPs has been calculated using the FA training ratio model 1:38. On the basis that there are 139 teams in East Lindsey, there is a requirement for four full sized 3G FTPs (rounded up from 3.6). This equates to a shortfall of three full sized 3G FTPs.

The LFFP defines the provision gaps specifically being Louth, Mablethorpe and Horncastle with local consultation revealing common issues with limited availability and the need for people to travel long travel distances to play on a 3G surface.

There is a strong core of community organisations linked to this project which would see extensive participation on the 3G and the grass pitches that would be improved by enhanced maintenance linked to the project. The Programme of use has been worked up through significant consultation with the partners and other potential users. The full programme is included in the Project Plan as part of the wider project submission to the Football Foundation. Demand from Affiliated football and the Lincoln City FC Foundation means that typical 'Club nights' would be totally full in peak times during the week. After school matches, recreational sessions and pay and play sessions make up the informal offer and a host of other programmes/initiatives are being discussed with Magna Vitae (East Lindsey's Leisure Trust) such as GP referral, Walking Football, Women's recreational sessions which will also feature throughout the week.

Weekends would be available for matches/training for Minis/Juniors/Youth and Adults.

Following consultation with commercial small-sided football operators interest has been confirmed and a league is likely to run on a Monday for two hours. A tender exercise would be carried out to find a suitable operator with the successful tenderer expected to pay the commercial rate with leagues running all year round subject to its success.

Further letters of support are included within Appendix P.

#### 4.13 Trees

It is acknowledged that the development is situated close to a dense group of trees to the north, west and south, therefore the proposal is accompanied by a Tree Survey and Arboricultural Impact Assessment. It sets out that trees T1, T2 and T3 will need to be removed to facilitate the development, however they are all category U trees, with T01 and T02 having significant infection level of Ash Dieback and T03 is a dead Rowan tree. For further information please see Arboricultural Report.

#### 4.14 Ecology

With the proposal being in close proximity to natural features on the site including dense row of trees and artificial lighting being proposed a Preliminary Ecological Appraisal has been carried out. It concludes that the development should have minimal effect on protected species and recommends landscaping for native wildflowers to be considered. For further information please see Preliminary Ecological Appraisal.

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## 5. Conclusions

In view of the above justification and having been assessed in the light of relevant planning policies and material considerations, we request this proposal is accepted.

- The proposed Artificial Grass Pitch (AGP) will replace an existing grassed pitch with better quality provision, thereby providing access to greater quantity of provision in a suitable location and supported by effective and appropriate management arrangements; whilst implementing best practice construction techniques to minimise waste and pollution.
- The proposal would give rise to a considerable benefit to the wider community through the provision of an enhanced playing facility and the opportunity for usage throughout the year by partner organisations and community groups.
- The proposal would ensure that surface water run-off is effectively managed and does not increase flood risk elsewhere.
- The proposal would ensure that noise emission created by use of the development is not expected to adversely affect any residents by way of noise.
- The proposal could accommodate any additional parking demand generated by the proposed development and result in no additional stress on the wider area for parking.
- The proposal satisfies Sport England's E5 – The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.
- The site is in compliance with local planning policies set out in the East Lindsey District Council Local Plan and the Horncastle Neighbourhood Plan.
- The Artificial Grass Pitch (AGP) and associated facilities would not result in an unacceptable impact upon the character, appearance or visual amenity of the site or surrounding area. The proposal will not appear inappropriate to any view looking into the site.

### End of document

<b>Published by</b>	Oliver Pennington, Consultant
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