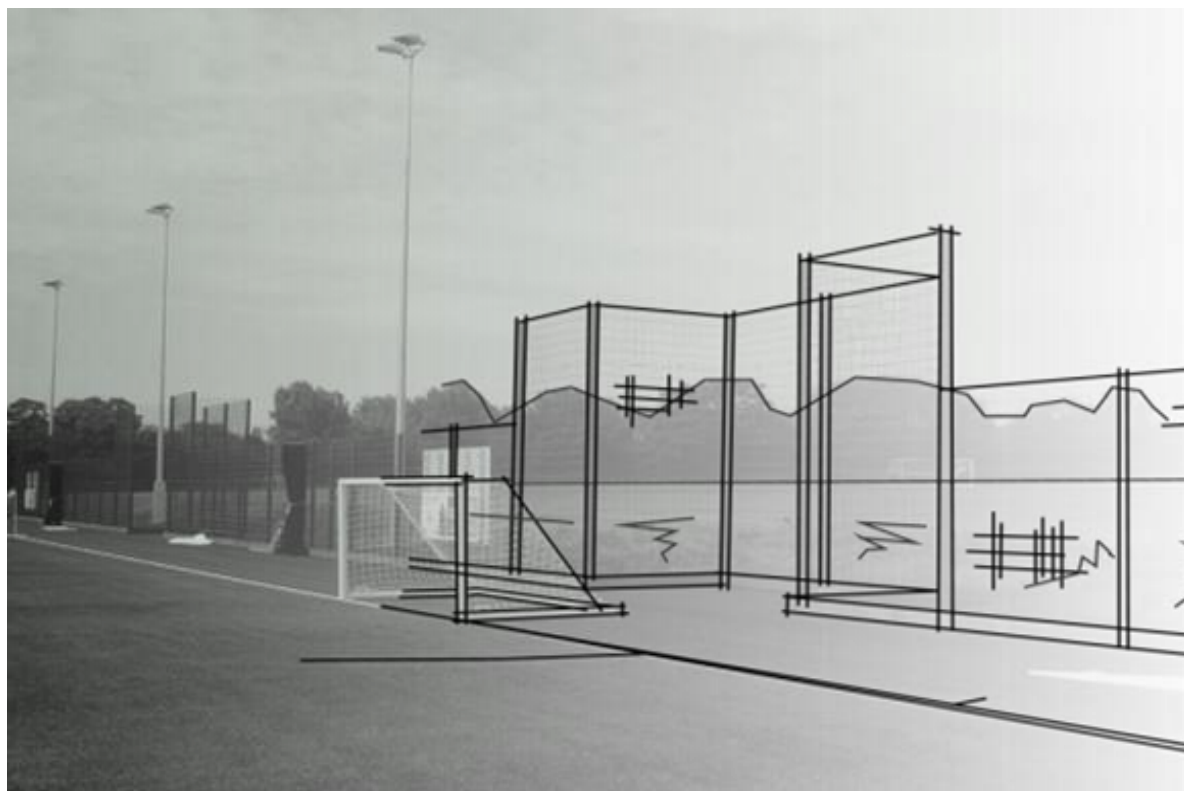


Leafy Lane Playing Fields

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

Design and Access with Planning Statement



Site	Leafy Lane Playing Fields Leafy Lane Corsham Wiltshire SN13 0JY		
Project	Creation of a 3G Artificial Grass Pitch (AGP) with perimeter fencing, hardstanding areas, storage container, floodlights, an access footpath and associated bund		
SSL project code	G-231622		
Associated Documents	SEE BELOW		
Document title	Design and Access with Planning Statement		
Document control	Revision	By	Date
	1 st issue	OP	31 st October 2025

Contents

Introduction	4	Arboriculture	19
Purpose of the report.....	4	Ecology	19
Site Description	5	Biodiversity Netgain	20
Planning and Policy Context ..	6	Sustainability	21
Relevant Planning History	6	Environmental Considerations	21
Local Planning Policy	7	NPPF - Achieving Sustainable Development.....	21
National Planning Policy Framework (NPPF, Dec 2024)	8	Sporting Context	21
Development Description	9	Environmental Context.....	21
Development Outline	9	SBR (Rubber Crumb).....	22
Purpose and Use.....	9	Operation and Management	24
Amount.....	10	Operating Times.....	24
Layout	10	Maintenance Plan	25
Appearance	11	Financial Sustainability.....	25
NPPF - Achieving Well Designed Places	11	Sport England	25
General Appearance	11	Access and Transport	27
3G Artificial Grass Pitch.....	11	NPPF - Promoting Sustainable Transport	27
LED Floodlights and Columns	12	Accessibility	27
Ball Stop Fencing	12	Onsite Parking	27
Macadam Hardstanding	13	AGP Trip Frequency.....	28
Storage Container	13	Active Travel Opportunities	29
Landscaping.....	14	Construction Stage Traffic Impact	29
Environmental Considerations	15	Project Benefits	31
NPPF – Conserving and enhancing the natural environment (Pollution).....	15	Project Aims.....	31
Noise.....	15	NPPF - Promoting Healthy and Safe Communities.....	31
Lighting	15	Project Outcomes	31
NPPF - Climate change, flooding and coastal change	17	Local And Strategic Need.....	32
Flood Risk	17	Photos of Site	34
Drainage Strategy	17		
Ecology and Arboriculture	19		
NPPF – Conserving and enhancing the natural environment.....	19		

Associated Plans and Documents

Documents

G-231622 01 - Existing Site Plan
 G-231622 02 - Site Location Plan
 G-231622 03 - Proposed Site Plan
 G-231622 04 - Proposed AGP Plan
 G-231622 05 - Proposed Elevation
 G-231622 06 - Floodlighting Scheme
 G-231622 07 – Spillage Comparison
 G-231622 08 - Proposed Drainage Layout
 G-231622 09 - Proposed Drainage Strategy
 G-231622 10 – Playing Field Layout
 G-231622 11 – Infill Containment Measures
 G-231622 12 – Bund Section

Appendices

Appendix A – Floodlighting Performance Report
 Appendix B – Institute of Lighting Professionals guidance note
 Appendix C – Sports Lighting Statement
 Appendix D – Proposed Materials and Appearance
 Appendix E – Drainage Strategy
 Appendix F – Noise Management Plan
 Appendix G – Example 3G AGP Maintenance Schedule
 Appendix H – Infill Mitigation Measures
 Appendix I – Arboricultural Impact Assessment
 Appendix J – Preliminary Ecological Appraisal
 Appendix K – Bat Survey
 Appendix L – Biodiversity Netgain Metric
 Appendix M – Biodiversity Netgain Report
 Appendix N – BNG Baseline Map
 Appendix O – BNG Proposed Map
 Appendix P - End of Life Recycling Procedure
 Appendix Q - BRE365 Infiltration Rates

Introduction

Purpose of the report

This Design & Access with Planning Statement has been prepared by Surfacing Standards Ltd on behalf of Leafy Lane Playing Fields Ltd to accompany a full planning application for the development of new sports facilities at:

Leafy Lane Playing Fields

Leafy Lane

Corsham

Wiltshire

SN13 0JY

The proposal includes the installation of a 3G Artificial Grass Pitch (AGP), perimeter fencing, floodlighting, hardstanding areas, access pathway and associated bund. The development has been carefully designed to comply with the FA and Sport England guidance, with the intention of enhancing the playing fields and the local football clubs (AFC Corsham) infrastructure. The scheme will provide a modern, durable, and inclusive all-weather sports facility, enabling year-round football activity for both club members and the wider community, regardless of seasonal or weather-related constraints.

The addition of the AGP will support improved training and playing surfaces for various age groups and teams. Furthermore, the facility will be available for community use, aligning with the club's objective to serve as a hub for local sports and recreational activities.

This site has been chosen for its strategic location within a well-established community and its history as a recreational site. The redevelopment reuses existing open space as well as an existing MUGA to deliver much-needed grassroots football infrastructure for Corsham and the wider area.

The proposal has been carefully developed to ensure it is sympathetic to its surroundings and will offer significant benefits in terms of sport, health, community access, and education. The design reflects best practice in safeguarding, accessibility, sustainability, and local policy alignment, and will deliver a step-change in the quality and availability of local football facilities.

By providing a high-quality, all-weather sports facility, the development will enhance the club's ability to offer consistent and reliable training and match play opportunities. It will also support the broader community by offering a venue for various sports and recreational activities, promoting physical activity and wellbeing among residents of all ages.

Site Description



Figure 1 - Site Location

The site comprises grassed playing fields and a small existing artificial grass pitch accessed from Leafy Lane on the edge of the town of Corsham. The clubhouse and car park serving the site are situated to the immediate east of the proposed development with residential properties further to the east on the other side of Leafy Lane. To the south beyond the boundary hedge is Boxfields Road. To the north beyond the remaining playing field space is a line of trees with residential properties beyond that. To the west beyond the remainder of the playing fields is agricultural land.

Planning and Policy Context

Relevant Planning History

PL/2021/08369

Site Address- LEAFY LANE PLAYING FIELDS, LEAFY LANE, CORSHAM, SN13 0JT

Proposal - RESURFACING OF EXISTING CAR PARKING AND NEW OVERFLOW CAR PARK EXTENSION TO PROVIDE ADDITIONAL PARKING WHITE LINING, ASSOCIATED LANDSCAPING & ARBORICULTURAL WORKS AND THE PROVISION OF NEW CYCLE SHELTER OVER EXISTING CYCLE HOOPS.

Decision- Approve

N/06/00091/FUL

Site Address- Leafy Lane Playing Fields, Leafy Lane, Rudloe, Corsham, Wiltshire,

Proposal- Erection of Equipment Store

Decision- Approve

N/99/00389/FUL

Site Address - Playing Field Off Leafy Lane, Corsham, Wiltshire, SN13 0LE

Proposal - ERECTION OF IMPROVED LIGHTING TO OUTSIDE ALL WEATHER TRAINING AREA AND LIGHTING OF GRASSED AREA

Decision- Approve

N/97/01620/FUL

Site Address - Field off Leafy Lane Rudloe

Proposal - CONSTRUCTION OF ALL WEATHER TRAINING AREA/TENNIS COURTS AND ASSOCIATED FENCING AND FLOODLIGHTS TRAINING AREA/TENNIS COURTS

Decision- Approve

N/96/00615/FUL

Site Address- Field off Leafy Lane, Rudloe

Proposal- ERECTION OF CHANGING ROOMS AND ASSOCIATED CAR PARK

Decision- Approve

N/94/00158/FUL

Site Address- Field off Leafy Lane Rudloe

Proposal - CHANGE OF USE OF LAND TO SPORTS PITCHES, ALTERATIONS TO EXISTING ACCESS AND PROVISION OF PARKING AREA; USE LAND FOR FOOTBALL PITCHES

Decision - Approve

Local Planning Policy

In Wiltshire the Development Plan includes the Wiltshire Core Strategy incorporating saved policies from district local plans. The Core Strategy Development Plan Document was formally adopted on 20 January 2015. The plan provides a positive and flexible overarching planning policy framework for Wiltshire for the period up to 2026. The interactive policies map for the development site is shown below, with the site just outside the settlement boundary for Rudloe, with a large employment area situated to the east of the site:

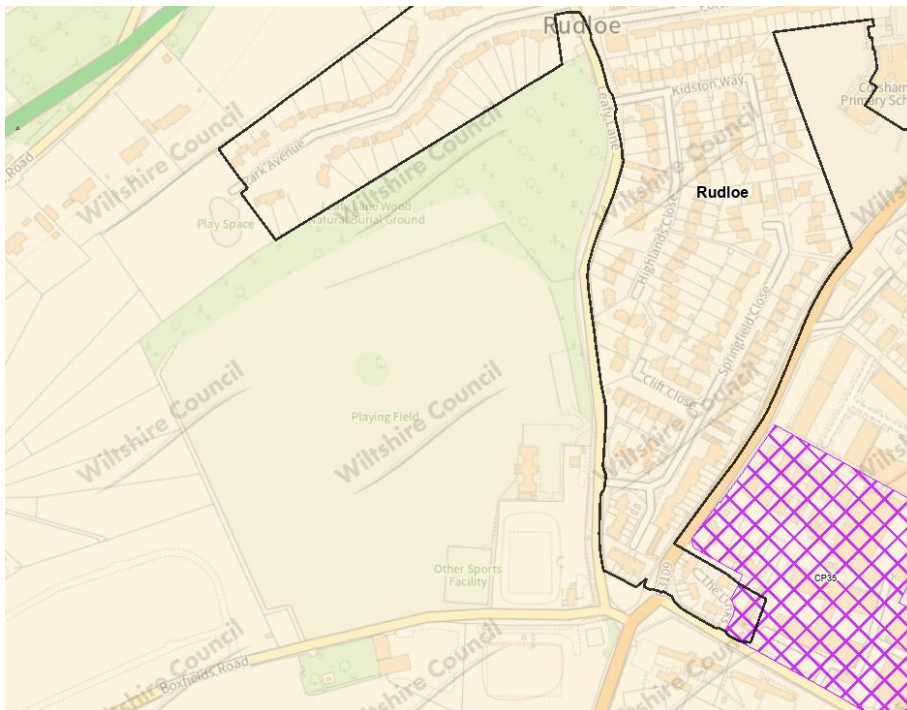


Figure 2 - Local Plan Policies Map

The proposed AGP supports and is in compliance with the relevant policies set out in the Core Strategy. It will provide a sensitive design that contains landscape mitigation and enhancement measures which will help with measures such as visual amenity and protecting against intrusion from light pollution, in compliance with Core Policy 51.

In line with Core Policy 50 the development will incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats. The development will also provide opportunities for biodiversity.

The proposed development has regard to the amenities of nearby occupants ensuring appropriate levels of amenity are achievable from light intrusion or noise in compliance with Core Policy 57.

National Planning Policy Framework (NPPF, Dec 2024)

The proposed development aligns with the National Planning Policy Framework (NPPF, December 2024) by promoting sustainable development that delivers social, environmental, and economic benefits. It supports inclusive community access to sport (para 96) and contributes to improved health and well-being through year-round physical activity (para 98). The scheme mitigates flood risk through SuDS (para 181), ensures design quality and integration with its surroundings (para 131), and reduces environmental impact via sustainable materials and biodiversity enhancements (para 187). It also encourages sustainable travel through active and public transport options (para 110). These principles are embedded throughout the design and long-term operation of the AGP.

Development Description

Development Outline

- A 97mx61m inc run offs AGP with 3G artificial grass designed to accommodate a variety of youth football pitches and training areas.
- Macadam hardstanding viewing and goal storage areas.
- 4.5m high fencing to the perimeter of the facility with a 1.2m high internal fence.
- 6No. 15m high floodlighting columns.
- Maintenance / sports equipment store located within the fenced facility enclosure.
- Macadam access pathway.
- Topsoil bund to the southeast of the AGP on the existing mini AGP footprint, which will be constructed using stripped topsoil from the AGP footprint.

Purpose and Use

The AGP will deliver a significant improvement in pitch durability and availability when compared to the existing natural grass playing field, enabling extended use throughout the year. The facility is intended to serve a broad user base, including the local football club, partner organisations, and other community sports groups, all through structured and pre-arranged access agreements.

Designed as a flexible and inclusive football development space, the new AGP will accommodate a variety of pitch formats within a single enclosed playing area. In accordance with current Football Association (FA) technical guidance, multiple pitch markings will be applied to maximise both participation and training opportunities across a wide range of age groups.

The 97x61m AGP 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 meets 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.

The AGP will support the following formal pitch arrangements:

Table 1 - AGP Football Provision

Pitch Size	Colour	Age Group	Quantity
91x55m	White	Over 18 / Adult Football (11v11)	1
73x46m	Blue	U11 / U12 (9v9)	1
54.8x37m*	Yellow	U9 / U10 (7v7)	2
37x25.32m	Red	U7 / U8 (5v5)	4

Amount

The overall scale of development is summarised below:

Table 2 – Scale of the Development

Aspect	Area (m2)
3G Artificial Grass Surface	5,917
Porous macadam areas inc pathway	489
Topsoil bund	863
Total	7,269

Layout

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

- Minimising of impact relating to noise and lighting to surrounding residential properties.
- Maximising the available playing field to accommodate natural grass pitches including athletics facilities.
- 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.
- Minimising impact on nearby trees and ecological considerations.

The proposed location will afford pedestrian, maintenance and emergency access and 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.

Appearance

NPPF - Achieving Well Designed Places

Paragraph 131 of the NPPF (2024) sets out:

“The creation of high quality, beautiful and sustainable 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.”

General Appearance

The AGP is designed to have minimal visual impact, ensuring it is sympathetic to its surroundings and does not affect the visual amenity of the area, in line with local policies. The choice of materials reflects the materiality and conformity of similar AGP installations, ensuring high performance and a high-quality, enduring appearance. These materials have been selected for the following reasons:

- High performance.
- High quality enduring appearance.
- Suitability within the local character.
- Durable and robust with low maintenance.
- Energy efficient and sustainable.

The design complements the playing fields site and the surrounding environment, ensuring minimal visual impact. It is sympathetic to its surroundings, avoiding any unacceptable impact on adjacent public areas or residential neighbours.

3G Artificial Grass Pitch

The installed appearance of the playing surface will comprise a 3G artificial grass system featuring a 40mm pile, partially in-filled with silica sand for stability and granulated rubber for performance. The grass will be coloured grass green to replicate the look of natural grass and maintain visual consistency within the surrounding open space. This surface will be installed over a shockpad and is recognised as the most suitable artificial playing surface for community football and youth football development.



Figure 3 - A Typical Example of a 3G Artificial Surface

LED Floodlights and Columns

The proposed floodlighting will comprise 6No. 15m high galvanised steel columns, each equipped with energy-efficient LED luminaires. The galvanised (Z275) finish is acknowledged to be the most discreet in the predominantly grey UK sky.



Figure 4 - A Typical Example of Philips Luminaires and Columns

Ball Stop Fencing

The appearance of the perimeter ball stop fencing will be polyester powder coated RAL6005 Moss Green, which provides the most discrete appearance within the surrounding landscape.

Both the 4.5m high perimeter fencing and the 1.2m high spectator fencing will be steel open mesh with a 66x50mm rebound aperture to the internal pitch perimeter barrier up to a height of 1.2m. Above this height the fencing will transition to a 200x50mm aperture, maintaining visibility while reducing visual impact.

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.



Figure 5 - A Typical Example of Perimeter Ball Stop Fencing

Macadam Hardstanding

The appearance of new hard standing areas including areas for pedestrian access and circulation, vehicular maintenance and emergency access, and open-air storage for portable football goals; will comprise grey black coloured porous macadam.



Figure 6 - A Typical Example of a Spectator Area

Storage Container

The new storage container will be utilised to store maintenance equipment and sports kit. The appearance of the new storage container (2.53m high x 6.06m long x 2.44m wide) within the facility enclosure will comprise high tensile profiled steel, finished polyester powder coated RAL 6005 moss green to match the perimeter fence.



Figure 7 - A Typical Example of a Storage Container

Landscaping

New hard landscaping treatment around the 3G facility is restricted to porous asphalt surfacing for the spectator viewing area, goal storage areas, and necessary pedestrian access. This ensures functionality while maintaining a minimal visual impact.

In addition to the above a bund will be constructed in the south east corner of the site, using recycled topsoil stripped from the development area. No additional material will be brought on site for the creation of the bund. By retaining and using the stripped topsoil material onsite, the construction programme is reduced by saving the need for lorry haulage movements, benefiting local residents, reducing impact on highways, and lowering the project's carbon footprint. This sustainable method ensures efficient use of resources while contributing to environmental sustainability.

The bund will be sown with mixed scrub to provide habitat for a variety of species, enhancing the site's biodiversity. The creation of these landforms offers several advantages, such as attracting insects and other invertebrates and adding seasonal colour to the wider environment.

In addition to the bund, mixed scrub will be added adjacent to the bund, as part of the Biodiversity Netgain process, further adding to the landscaping being proposed as part of the scheme.

Overall, the soft landscaping plan aims to integrate the development harmoniously with its surroundings, promoting environmental sustainability and enhancing the visual and ecological quality of the site.

Environmental Considerations

NPPF – Conserving and enhancing the natural environment (Pollution)

Paragraph 198 of the NPPF (2024) sets out:

“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 life;”

Noise

It is acknowledged that the application proposal would result in a greater intensification of use, made possible by the enhanced durability of 3G artificial grass in comparison to the current natural grass surface. The nearest residential properties are approximately 100m to the east of the proposed AGP. Given the relatively large separation distance from the development to the nearest residential properties its not expected that noise disturbance will be a significant issue with the development.

However notwithstanding the above the development includes mitigation measures to be implemented as part of the proposed development to reduce the noise impact:

- Neoprene Washers: Fitted to fence panel fixings to reduce rattle and vibration from ball impacts, minimizing noise emission.
- Playing Lines: Set a minimum of 3m from the pitch perimeter to limit ball impacts against the fencing.
- Noise Management Plan: A plan will be implemented for community use, with booking terms and conditions addressing noise and behaviour (e.g. bad language). A draft has been provided as a separate document within the list of appendices.

Lighting

The proposed AGP requires floodlights to facilitate sports activities from dusk up to the requested curfew time. The permitted times of operation will be determined via planning consultations, and these reasonable hours of use are requested to maximise football opportunities and public benefits via pre-arranged and structured access.

Modern sports area lighting using LED technology is very different to old-fashioned sports floodlights (using sodium and / or HID), with much advanced light control to ensure it is directed downwards towards the playing pitch surface; and does not over-illuminate the surrounding environment.

Sports area lighting is already present on the site through the existing mini AGP facility, however the proposed LED floodlights will provide much improved lightspill to the area as

demonstrated by the submitted lighting comparison drawing, therefore providing a betterment to the surrounding areas.

In addition to the above, the lighting impact will be controlled by the strict management of permitted operating times. Automatic time clocks will be installed to ensure lights are extinguished at the curfew hour every night of use.

- Time Clocks: Time clocks will be set to operate within a pre-programmed time including a seasonal changeover facility for BST and GMT.
- Floodlighting System: The floodlighting system will operate within permitted times only. These hours will be controlled by a photocell detector and timer switch to prevent any adverse impact local amenity.

Usage of the floodlighting system will be solely within permitted times and these hours will be controlled by a photocell detector and timer switch to ensure that any lighting does not adversely impact local amenity

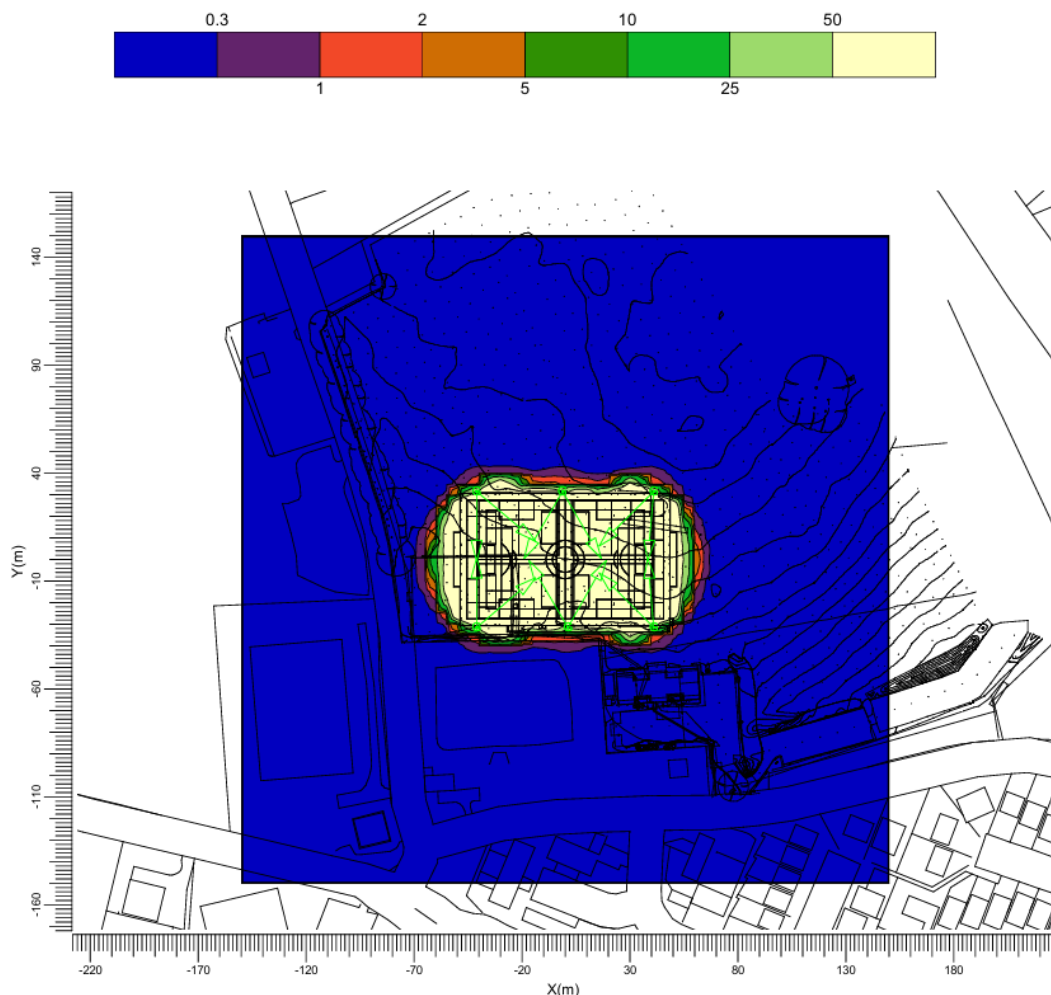


Figure 8 - Floodlighting Illuminance (Lux)

A Sports Lighting Statement has been provided as a separate document within the list of appendices providing further information.

NPPF - Climate change, flooding and coastal change

Paragraph 181 of the NPPF (2024) sets out:

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 assessment⁶³. 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 such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;
- (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.

Flood Risk

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.”

The site is located in Flood Zone 1, indicating a low probability of flooding from rivers or sea. It is also recorded as a very low risk of surface water flooding and no risk from reservoirs.

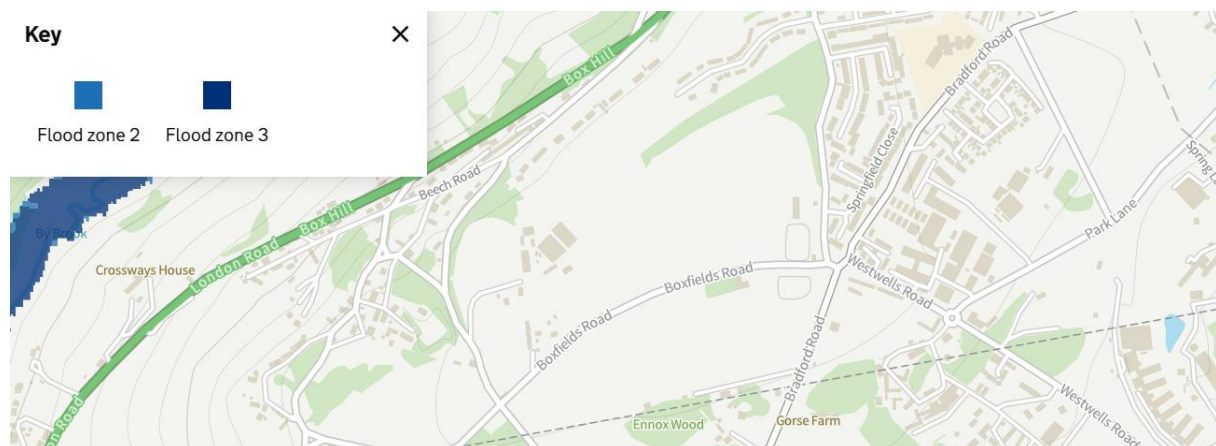


Figure 9 - Flood Map for Planning

Drainage Strategy

The AGP will feature a permeable playing surface and granular sub-base, allowing surface water to infiltrate and be temporarily stored within the base construction. A network of perforated pipes beneath the sub-base will collect and convey runoff to an existing outfall chamber located at the southeast of the site. Flow rates will be restricted reflect greenfield runoff conditions. The system has been designed to accommodate storm events up to the 1 in 100-year plus climate change allowance, ensuring flood risk is effectively mitigated. The drainage solution follows the surface water disposal hierarchy set out in Planning Practice Guidance. Further information is provided in the Drainage Layout and Drainage Strategy drawings and the appended Drainage Strategy written document.

Ecology and Arboriculture

NPPF – Conserving and enhancing the natural environment

Planning policies and decisions should contribute to and enhance the natural and local environment by:

- (d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;

Arboriculture

There is a line of trees along the southern boundary and a line of trees to east located close to the proposed development. An Arboricultural Impact Assessment (AIA) has been undertaken to assess the impact of the development to the surrounding arboriculture. The purpose of the AIA is to identify any vegetation requiring removal, pruning and how retained trees are to be protected during the implementation of the development. The AIA has been provided as a separate document within the list of appendices.

Ecology

A Preliminary Ecological Appraisal (PEA) was carried out in October 2025. The area proposed for development comprises intensively mown modified grassland and an existing Artificial Grass Pitch area. The PEA concludes that there will be no significant biodiversity impact from the loss of habitats on site. There are no invasive plant species immediately adjacent to the proposal.

The site is immediately adjacent to the north-east boundary of the Bath & Bradford on Avon Bats Special Area of Conservation (SAC), the Box Mine SSSI and sits within the Bath and BoA Bat SAC consultation zone. The landscapes of Box and Corsham are of conservation significance for bats. There will be no direct physical impact upon any designated or non-designated wildlife site. to the south that shares the boundary with the SAC, that boundary is currently impacted by light spillage from the existing sports facility. The new sports facility will be designed to remove this current impact.

The extent of research and the records of bats in the local area is extensive. As a result a modern mitigated floodlighting scheme is recommended in accordance with best practice guidance. Overall, there is a current potential impact upon foraging and commuting bats that should be mitigated through a modern floodlighting scheme. This is described within a separate stand-alone phase II bat survey report. There is no requirement for further ecological surveys for other faunal species beyond the extensive range of phase II bat surveys.

The PEA has been provided as a separate document within the list of appendices and lists the key findings and recommendations.

Biodiversity Netgain

The proposed development has been designed to deliver both visual and ecological enhancements through an integrated landscape-led approach. A 2.5m high earth bund will be formed using topsoil stripped from the construction area and will be positioned in the area currently used for the mini AGP. This bund will be used as a biodiversity feature supporting habitat creation in the form of mixed scrub. The bund and surrounding areas will also provide mixed scrub. These measures are designed to deliver measurable Biodiversity Net Gain (BNG), in line with current statutory requirements. This area will not quite be able to provide all the required BNG enhancements, therefore 0.4 units will be required to be obtained off site to supplement this,

A 10% BNG is achievable through a mix of on site and off site enhancements. These enhancements contribute to ecological connectivity and long-term habitat resilience. Further detail is provided in the supporting documents BNG Metric and BNG Cover Report provided in the list of appendices.

Sustainability and Environmental Considerations

NPPF - Achieving Sustainable Development

Paragraph 8 of the NPPF (2024) sets out:

- (a) “an economic objective – to help build a strong, responsive and competitive economy...;
- (b) a social objective – to support strong, vibrant and healthy communities...; and
- (c) an environmental objective – to protect and enhance our natural, built and historic environment...”

Paragraph 85 of the NPPF (2024) also sets out:

"Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity..."

This proposal aims to contribute to these areas:

- Economic Role: Provide a self-funding facility for Corsham AFC and partner groups.
- Social Role: Enhancing health and wellbeing through inclusive football provision.
- Environmental Role: Minimise impact through sustainable design and resource reduction and reuse where possible.

Sporting Context

In a sporting context, the AGP will play a key role in supporting local football development by enabling structured, year-round participation. It will provide a high-quality playing surface for use by affiliated clubs, schools, and inclusive organisations, with a focus on increasing opportunities for underrepresented and low-participant groups. The facility will promote lifelong engagement with sport, help reduce dropout rates, and support skill development among young people.

The pitch will also strengthen club and school partnerships, foster new team formations, and contribute to wider FA and Football Foundation objectives for grassroots growth. It will be used for both competitive fixtures and recreational training, supporting a range of age-appropriate formats. The AGP will be added to The FA Register of Football Turf Pitches following compliance testing and managed with a sustainable business plan to ensure its long-term community benefit.

Environmental Context

The AGP has been designed to minimise environmental impact through its construction and operation. Topsoil removed during the build will be reused on-site to form a landscaped bund, reducing off-site waste and transport emissions. Sub-base aggregates will be locally sourced to lower the facility's carbon footprint.

Cradle-to-cradle developments now allow artificial grass surfaces to be fully recycled into raw materials for new turf or secondary plastic products, eliminating their classification as single-use plastics.

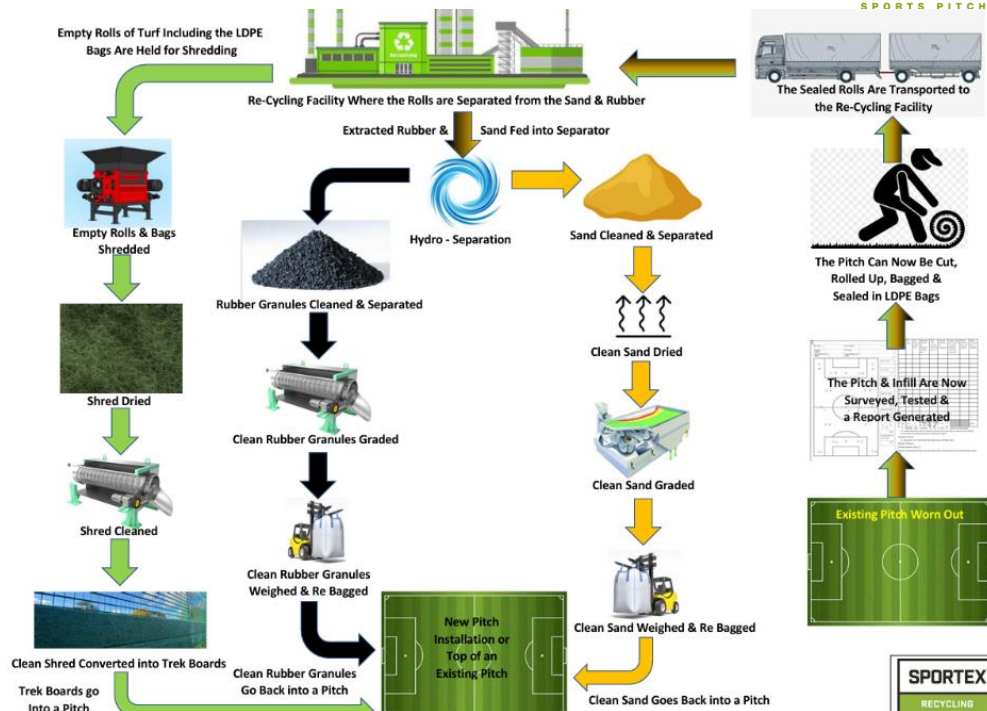


Figure 10 - Example Cradle-to-Cradle AGP Lifecycle

To minimise the migration of rubber crumb, infill containment measures including boot wipers, kickboards, and hardstanding will be installed to adhere with Football Foundation and SAPCA guidance. Details on the containment measures are provided within a separate document within the list of appendices.

In conclusion, the development will replace part of a grass playing field with a high-quality, all-weather facility that increases access to football and supports wider participation. Located in a suitable community setting, it will be managed sustainably and delivered using best-practice construction methods to minimise waste and environmental impact.

SBR (Rubber Crumb)

A range of performance infill materials were considered during the development of this proposal, including SBR, EPDM, TPE, encapsulated SBR, and organic alternatives. Currently SBR is the preferred performance infill due to its performance, durability, cost-effectiveness, fibre-free composition, and recyclability.

The SBR material will accord with the Sports and Play Construction Association (SAPCA) Quality Control Protocol for Sports Performance Infill. This protocol provides a robust framework of obligations which suppliers and installers must follow to meet current legislation and regulatory requirements. Developed by the Football Foundation and key stakeholders, the protocol applies to the use of Sports Performance Infills. An extract from the protocol states:

“SAPCA, the UK trade body for the sports pitch industry, has developed a voluntary industry standard that will provide minimum requirements that go above and beyond what is currently required for rubber crumb under European regulation. Sport England and leading sport governing bodies all support this approach and will continue to work with the industry to provide reassurance that pitches in this country are safe.”

Further information with regards to the stance towards rubber crumb taken by the Football Foundation, Sport England and other governing bodies can be found via the following link:
<https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport/position-statement-on-3g-pitches>



Figure 11 - Example 3G pitch with Rubber Crumb

Operation and Management

The applicant aims to enhance its facilities to increase football opportunities for members and the wider community. Football is a key driver of social and health outcomes. This project will boost participation and enjoyment and is supported by the Football Foundation to expand access, particularly for disadvantaged groups. It represents a major investment in local sports provision.

The club will ensure the AGP generates sufficient income to cover all running costs, including staffing for maintenance and management. It will expand English Accredited Club provision, offering a high-quality environment for football development. The AGP will meet the FIFA Quality Programme standards and be registered on The FA Register of Football Turf Pitches prior to use. Ongoing performance testing will ensure safety throughout the facility's lifespan.

The facility will be managed via the Football Foundation procured website booking system to take initial bookings. These then feed into the applicant for final approval. Priority usage will be made for FA Accredited partner club AFC Corsham for their current mixed, boys' and girls' junior sides aged 6-18 and the new additional 6 girl's sides and the FA Comets PAN Disability side as part of the delivery objectives to target two underrepresented groups. Existing private hirers will also have initial priority to retain their slots. All hirers will be issued with the conditions of use and AFC Corsham will have a formal Service Level Agreement in place. Any youth sessions will have trained FA Coaches who are DBS checked and FA Emergency First Aid and Safeguarding trained. There is a combination padlock on the gate which is locked outside of hire time.

Operating Times

The proposed Artificial Grass Pitch (AGP) requires floodlighting to support scheduled use, particularly during darker winter months, ensuring safe evening training and matches. After the final session, a short illuminated period allows players, coaches, and spectators to vacate safely and for staff to store equipment and secure the facility. To minimise impact, lights will be dimmed to 10% during this time, signalling session end and facilitating a safe, efficient shutdown.

The proposed hours of use requested is as follows:

Table 3 - Proposed Hours of Use

Day	First Activity	Final Activity	Final Curfew*
Monday-Friday	09:00	22:00	22:15
Saturday	09:00	22:00	22:15
Sunday (inc bank holidays)	09:00	22:00	20:15

*Lighting extinguished and facility locked.

These hours will allow for structured football activities, training sessions, and community events, ensuring the facility is used to its full potential.

Maintenance Plan

Regular maintenance activities will be carried out by the club's grounds staff and specialist contractors. This will include routine cleaning, inspection, and repairs to ensure the AGP remains in optimal condition. A detailed maintenance plan will be implemented to address both routine and periodic maintenance needs.

Financial Sustainability

Maintenance budgets to renovate, refurbish, and replace the facility at end of its functional life will be allocated accordingly. Income collected from community hire will be put towards a sinking fund to cover all operating costs, thereby ensuring financial sustainability, including:

- Regular and periodic maintenance work, staffing, and supervision.
- Electrical power consumption from floodlighting.
- Periodic floodlights testing with inspections and maintenance work.
- Replacement goals and netting.
- Periodic performance testing to ensure the field of play remains safe for play.
- Refurbishment of the AGP surface, fencing, floodlights, and other associated works at the end of an initial life cycle (e.g. ten years).

Sport England

Sport England will be a statutory consultee for this application due to the proposal involving the replacement of a natural grass pitch with a 3G Artificial Grass Pitch (AGP).

Policy Context and Justification

The proposal results in the loss of a natural turf pitch with a high-quality, all-weather facility that supports year-round use and addresses issues such as waterlogging and seasonal unavailability. The facility will comply with Sport England's 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."

The proposal will result in the loss of a non turf artificial cricket wicket on the site. However the applicant is committed to providing a replacement non turf artificial cricket wicket on a nearby site at Beanacre Cricket Gound (behind St Barnabas Church), Beanacre Road, Beanacre, SN12 7PT. we would be happy for a Grampian Condition to be added that this replacement artificial cricket wicket be installed before the first use of the AGP facility.

Community Use and Access

The AGP will serve both the football club and a wider network of community users, including grassroots clubs, partner organisations, and inclusive sports programmes. A Community Use Agreement (CUA), prepared in line with Sport England templates, will formalise and safeguard community access as a pre-first use planning condition.

It is requested that the Community Use Agreement, conditioned by Sport England, would be a pre-first use condition rather than a pre-commencement condition to allow the club time to develop the CUA in conjunction with Sport England.

SSL project code	G-231622	26
Client	Leafy Lane Playing Fields	
Document Title	Design and Access with Planning Statement	

Access and Transport

NPPF - Promoting Sustainable Transport

Paragraph 110 of the NPPF (2024) sets out:

“Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes...”

Paragraph 116 of the NPPF (2024) sets out:

“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, following mitigation, would be severe, taking into account all reasonable future scenarios.”

Accessibility

Leafy Lane Playing Fields is conveniently located, providing easy access for service, maintenance, and emergency vehicles. The existing vehicular access and egress arrangements will be utilised, with no changes proposed to established junctions. This ensures that all users will have equal and convenient access to the facilities.

The proposed facility has been designed to ensure it is accessible to all users. 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.

The new hardstanding areas surrounding the AGP ensure inclusive circulation space for players, coaches, officials and spectators.

Onsite Parking

The club provides free dedicated onsite parking facilities for all users of the facilities, ensuring safe and efficient traffic circulation within the site. The parking provision includes:

Table 4 - Parking Provision

Vehicle	Current Spaces	Proposed Spaces
Car	159	159
Light Goods Vehicles/ Public Carrier	0	0
Motorcycles	2	2
Disability Spaces	4	4
Cycle Spaces	4	4
Other (e.g. Bus)	0	0



Figure 12 - Existing Parking Provision

AGP Trip Frequency

Community use of the facility will be primarily by local organisations and community sports clubs from Corsham and surrounding areas. External sporting activities will take place primarily on weekday evenings and weekends. The following assessments estimate potential traffic and parking demand for external use:

Weekday Evening Trips

If community visitors all travel to the pitch by car alone or are driven by parents (100% single occupancy travel), then maximum car parking demands are as follows:

- Presuming the facility may be used in halves for football training / grassroots development (two teams at any one time using the field of play);
- Presuming each session lasts for one hour;
- Presuming each team will include 18Nr. players and 2Nr. coaches (or similar) – 18Nr. persons in total per team;
- Then the maximum number of people to use the pitch at any time will be 40Nr. Multiply by two for session change-over; Then the maximum participants on site at any time will be 80Nr.
- This will result in a maximum accumulation of 80Nr. vehicles parked onsite at any one time within a one-hour period.
- If vehicle trips are applied to the above scenario to calculate the maximum expected vehicle trips generated, this would result in a maximum of 40Nr. vehicles arriving and 40Nr. vehicles departing per hour of operation (80Nr. two-way vehicle trips).
- Whilst the maximum number of cars onsite within this scenario would be 80Nr., this will occur only during the change-over period.
- There is a cross over period of community guests arriving for and departing after each the following session, however we expect users to arrive no earlier than fifteen minutes prior to the start of each session and then to depart within fifteen minutes from each session ending.

- Therefore, outside of the change-over period, the actual maximum number of cars parked onsite would be 40Nr.

Weekend Morning Trips

- If community visitors all travel to the pitch by car alone or are driven by parents (100% single occupancy travel), then maximum car parking demands are as follows:
- Presuming the facility may be used in quarters for mini soccer / small-sided football (eight teams at any one time using the field of play); Presuming each match lasts for fifty minutes (2Nr. twenty-five-minute halves);
- Presuming each team will include 10Nr. players including five substitutes and 2Nr. coaches (or similar) – 12Nr. persons in total per team for 5v5 mini soccer;
- Then the maximum number of participants on site at any time will be 96Nr., presuming match times are staggered adequately, say sixty minutes to ninety minutes between matches to prevent excessive accumulation parking at the club.
- This would result in a maximum accumulation of 96Nr. vehicles parked onsite at any one time within a one-hour period if every individual person arrived alone by car (which is considered highly unlikely).
- It is our experience that football facilities are only used to maximum capacity during Saturday or Sunday mornings when mini soccer league matches are played, typically during a three-hour period (say between 09:30 and 12:30 on a Saturday or Sunday morning).
- Given the finite catchment area, such an assumption is highly improbable to occur, however it does ensure a robust assessment particularly in terms of parking demand.

In reality, opposing teams are likely to car share, it is unlikely that 40 spectators would all travel independently, teams do not always travel with 16 players and 2 coaches due to availability, which would reduce this peak demand significantly. Taking into account the above estimations and projections the 159 spaces that the site provides will be sufficient to cater for the demand that the proposed development will bring, when taking into account the parking provision for the wider grass pitch usage on the playing fields as well.

Active Travel Opportunities

All existing active travel modes including walking, cycling, and public transport will continue to be available for everyone visiting the AGP, and the club will continue to encourage players, officials, parents, and all community visitors to travel actively wherever possible.

Construction Stage Traffic Impact

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 will be limited to the following hours:

Table 5 - Proposed Construction Hours

Day	Operating Hours
Monday to Friday	07:00 to 18:00
Saturday	07:00 to 13:00
Sunday	No Operation
Public Holidays	No Operation

HGV movements and installation of equipment on site will not be permitted outside these hours during the construction phase without prior written approval from the Local Planning Authority.

Project Benefits

Project Aims

The aims of this project are to:

- Provide a vital training and match play facility for local football and community sport.
- Provide a reliable sports surface to ensure safe and consistent use and guaranteed all-weather play.
- Support grassroots football development programs.
- Support continued growth of football within local teams.
- Ensure equality, diversity, and inclusion across the development programmes.
- Reduce pressure on existing facilities locally.
- Work strategically with other facilities and organisations locally to support football growth and development.

NPPF - Promoting Healthy and Safe Communities

Paragraph 96 of the NPPF (2024) sets out:

"Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- (a) promote social interaction...;
- (b) are safe and accessible...; and
- (c) enable and support healthy lifestyles..."

Paragraph 98 and 99 of the NPPF (2024) sets out:

"To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- (a) plan positively for the provision and use of shared spaces, community facilities...
- (b) take into account and support the delivery of local strategies to improve health, social and cultural well-being...

Paragraph 103 and 104 of the NPPF (2024) sets out:

"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... Existing playing fields should not be built on unless the benefits of alternative sports provision clearly outweigh the loss"

Project Outcomes

The proposed AGP will enhance football activities at Leafy Lane Playing Fields, meeting local demand for artificial pitches. It will expand accessible sports, recreation, and community facilities, providing valued training and competition spaces for curriculum and community football during weekdays, and club matches in the evenings and weekends. The improved facility will attract widespread appeal, contributing positively to social and health priorities through accessibility, inclusivity, sustainability, engagement, and usage.

Community access and football growth and development is critical to the success of this proposal. With an improved sporting amenity, the facility will become a prized resource for the local football community, offering inclusive access, long-term sustainability, and meaningful health and social benefits. The delivery of the facility would provide a year-round training and competition venue for affiliated football clubs, individuals, and targeted groups.

The facility will allow player pathways to be augmented and reinforced — from mini soccer advancing through youth football into open-age football — all at one venue via pre-arranged and structured community access. As described above, there is widespread support and significant demand for this facility at the club.

This proposal would encourage and support healthy lifestyles, with the facility being playable throughout the year, unlike grass pitches which become water-logged during wet winter weather or excessively hard in dry conditions. Furthermore, given the under-supply of similar facilities locally to meet current and future requirements, this development would significantly reduce the need for footballers, visiting teams, and local groups to travel long distances to access appropriate provision.

The plan is to provide long-term sustainable benefits by increasing grassroots football development and encouraging whole-life sport for young and older aspiring footballers. It will also promote increased physical activity and improved mental wellbeing to support healthier lifestyles. Once implemented, the facilities will provide opportunities for more people to be more active, more often.

Local And Strategic Need

This project is born out of an urgent need for additional winter training facilities (primarily Football) in the town of Corsham to meet demand in the local area. The December 2024 Wiltshire Playing Pitch Strategy backed up this need. In addition, this also forms part of the local facilities plan.

https://www.wiltshire.gov.uk/media/15524/Wiltshire-Playing-Pitch-Strategy-Community-Area-Profiles-2024/pdf/Wiltshire_Playing_Pitch_Strategy_-_Community_Area_Profiles_Dec_2024_FINAL.pdf?m=1743002461723

Leafy Lane Playing Fields Ltd has an existing small 40x30 yard floodlit artificial playing pitch which was built in 1999, 13 grass football pitches (three 5v5, three 7v7, two 9v9, three U13/14 11-a-side and two adult pitches) and an artificial cricket wicket on its 28-acre playing field. It is used throughout the weekday evenings and weekend by local affiliated (AFC Corsham) and non-affiliated private hirers for football as well as Heywood Prep School for Hockey and winter PE lessons. It is the only designated winter football training facility in the town of Corsham. Due to the growth of AFC Corsham, from 22 sides to 40 over the last 10 years, demand has significantly outstripped supply and Leafy Lane Playing Fields has been unable to accommodate these new sides. Most of which (21 sides) now train on a Hockey pitch at Corsham Leisure Centre sharing thirds of a pitch each because there is not enough space at that venue to accommodate all the teams. This surface is not only dangerous due to its firmness and slippery nature, but also not conducive for young footballers aged 7 upwards to learn to play the game. This will also help create additional space for the Hockey club at Springfield Leisure centre. The plan would be to repatriate the 21 sides training on a Hockey Pitch, the three sides training at Chippenham Rugby Club all to Leafy Lane as well as provide

the opportunity for recreational usage for the Town. The current 40x30 yards 3G is full form 5pm to 10pm each weekday evening except for Tuesdays 8-10pm and Wednesday 9-10pm.

SSL project code	G-231622	33
Client	Leafy Lane Playing Fields	
Document Title	Design and Access with Planning Statement	

Photos of Site



View of existing site car park and clubhouse

View of existing mini Artificial Grass Pitch development in the south east corner of the site



View of playing fields serving the site

View from Boxfields Road of southern boundary of the site



Further view of playing fields serving the site

View of boundary hedgerows and trees serving the site

