

## **Burrow's Fields Design & Access Statement - Addendum**

This document should be read in conjunction with the original Design and Access Statement presented to the January 2022 Planning Committee Meeting. The original application was deferred and the club was just asked to explain why such a large storage unit was required.

Please find attached revised plans following the January Planning Committee Meeting.

There are 3 attachments:

1. Aerial View of the storage unit
2. Elevation Plan
3. Ground Floor Plan

We have revisited the plans and have managed to reduce the size of the storage unit and also the perimeter area, which is fenced.

A summary of the changes in measurements are set out below:

	<b>Height (m)</b>	<b>Width (m)</b>	<b>Depth (m)</b>	<b>Overall area – cubic metres</b>
Original Building	3.740	9.144	6.096	208.47
Revised Building	2.965	8.500	5.500	138.61
Difference	0.775	0.644	0.596	69.86
Percentage Saving	20.7%	7%	9.8%	33.51%

Included on the plans are the dimensions of the equipment that we wish to purchase. For information the dimensions are set out below:

<b>Item</b>	<b>Height (m)</b>	<b>Width (m)</b>	<b>Length (m)</b>
John Deere 3 series tractor (or equivalent)	2.278	1.728	3.230
SISIS Quadraplay	0.622	1.382	1.120
Trimax Procut Mower	1.035	1.834	1.340
Auto Roller 4 cricket roller	1.260	1.400	2.500

The only way in which we have been able to reduce the height of the building is to downgrade the tractor. The one above is the minimum we require in order to tow the relevant equipment. It is essential that the tractor has a cab so that maintenance can be carried out at appropriate times. We rely on volunteers and they need to be protected from the elements to be able to carry out the required work. Volunteers will be out on the tractor for several hours at a time. The height of the entrance to the storage building is now the minimum possible (2.380m) to accommodate a tractor height of 2.278m and have minimal headroom. A further 100mm is needed above the door to house the roller shutter fittings and provide space for the rolled up shutter. The roof apex is now just 0.485m above this. We cannot lower these any further for the necessary equipment.

The plans show the depth and width of the building, having taken account of the equipment needed above. The equipment and dimensions are shown on the plans for illustrative purposes. We also require shelving on the back wall (opposite the roller shutter) with a depth of approximately 1m. We have over 40 moveable “pack away” goals already which we need to store.

We will not have all the equipment straight away. The cricket roller is likely to be the last purchase. We have a 21 year lease with CBC and have planned ahead for our future needs over this period.

The storage building has been reduced as far as to accommodate the equipment we need. Any further reduction will make maintenance very difficult. It would also prevent us from maintaining the fields to their current excellent standard, and meet the terms of the Football Foundation's grant.

We have also significantly reduced the fuel storage requirement, from 200 litres to 50 litres. All we need is sufficient to fuel the tractor without having to bring fuel to the site every time we use it.

A summary of the changes in dimensions of the perimeter fencing are set out below:

	<b>Width (m)</b>	<b>Depth (m)</b>	<b>Area square m</b>	<b>Height</b>
Original	8.850	13.850	122.57	2.380
Revised	8.850	12.670	112.13	1.980
Difference	0	1.180	10.44	0.400

The area outside the storage building will be predominantly used for the storage of moveable goals. These are fixed structures, which can be moved to and from the pitches. The largest goals are 7.32m long and 2.44m high. The depth varies depending on the type of goal that is purchased but they will be at least 1m deep when folded. As a result, we can only reduce the length by 1m and cannot reduce the depth. We need to be able to manoeuvre the goals in the storage area in the compound so need some additional space over and above the exact goal measurements.

In order to achieve the above we have changed the gates to open outwards. The front gate will open over the path. All the gates will open so they can be folded back against the fence ie 180 degrees. This will ensure they will not block the path. The gates will only be opened to obtain equipment and will be shut straight away for security purposes.

We met with local residents and have tried to accommodate their concerns as far as we can. As a result:

1. The building has been made smaller as set out above
2. The building has been moved forwards by 2m in the compound so that it is as far away from the neighbour's boundary as possible within the fenced area
3. The reduction in the width of the fenced compound has all been taken from the North West end of the building which was their preference
4. The perimeter fence has been reduced in size from 2.380m to 1.98m. This will be the same height as the neighbour's hedge when it is cut. We intend to grow appropriate plants and trees next to the fence so this will in time blend in with the current hedgerow.

We have therefore tried our best to accommodate both the comments made by the Planning Committee and local residents.

### **Electric Tractor**

We were asked to consider the idea of an electric tractor.

Initially we plan to buy a second hand tractor as we cannot afford a new one at this time. Electric tractors are extremely expensive and a long way beyond our current budget. We have to raise money to fund this project and we do not believe this will be affordable.

We will however consider the appropriate infrastructure for an electric tractor when we finalise the building electrical design with the chosen contractor.

We have no lack of commitment to sustainability. One of our key club objectives is to have “outstanding green credentials”. We have just redeveloped the Burrow’s pavilion which is run on renewable energy which we understand is the first in the borough and the CBC project team has set as their new ambition for all other pavilions; we have secured over 1,000 trees to plant at the Burrow’s during February; a circular footpath has been put in as part of the development of the Fields to encourage walking to the park and outdoor activities; cycle stands have been agreed and will be put into the Burrow’s; recycling bins are being arranged; bird and bat houses are being sourced; and all of these are going to be linked into an online Climate Change Experience, which will be used for educational purposes to visitors to the Burrow’s. In addition, we have already had outline permission from the local schools to use their parking to help reduce matchday traffic. All of these demonstrate the huge effort the club is putting in to help Climate Change.

### **Location**

We would like to reiterate that a number of different locations at the Burrow’s were considered for the storage building. The chosen location is the primary site for a number of reasons:

1. It needs to be near the pavilion as users will require access to both when undertaking some maintenance activities. It will also act as a store for football and sporting equipment and people will need to be able to easily access both.
2. Situated near to the pavilion it is a secure location. Other areas of the Burrow’s are very remote. Sports equipment in remote locations is often targeted by criminals which we want to avoid.
3. It is near enough to connect electricity and water supplies simply.
4. It is far enough away from the pavilion and Broadlands Pre School so it will not interfere with fire evacuation.
5. It avoids areas of the park that can be susceptible to flooding in winter months.
6. It avoids the car park. This was considered as a possible location but it would have taken away valuable parking and access to the site, leading to more on street parking.
7. It minimises disruption to any neighbours at the site.
8. It does not affect any trees or wildlife.

We hope that the above addresses the issues raised at the January Planning Committee Meeting and will enable you to agree the planning application.