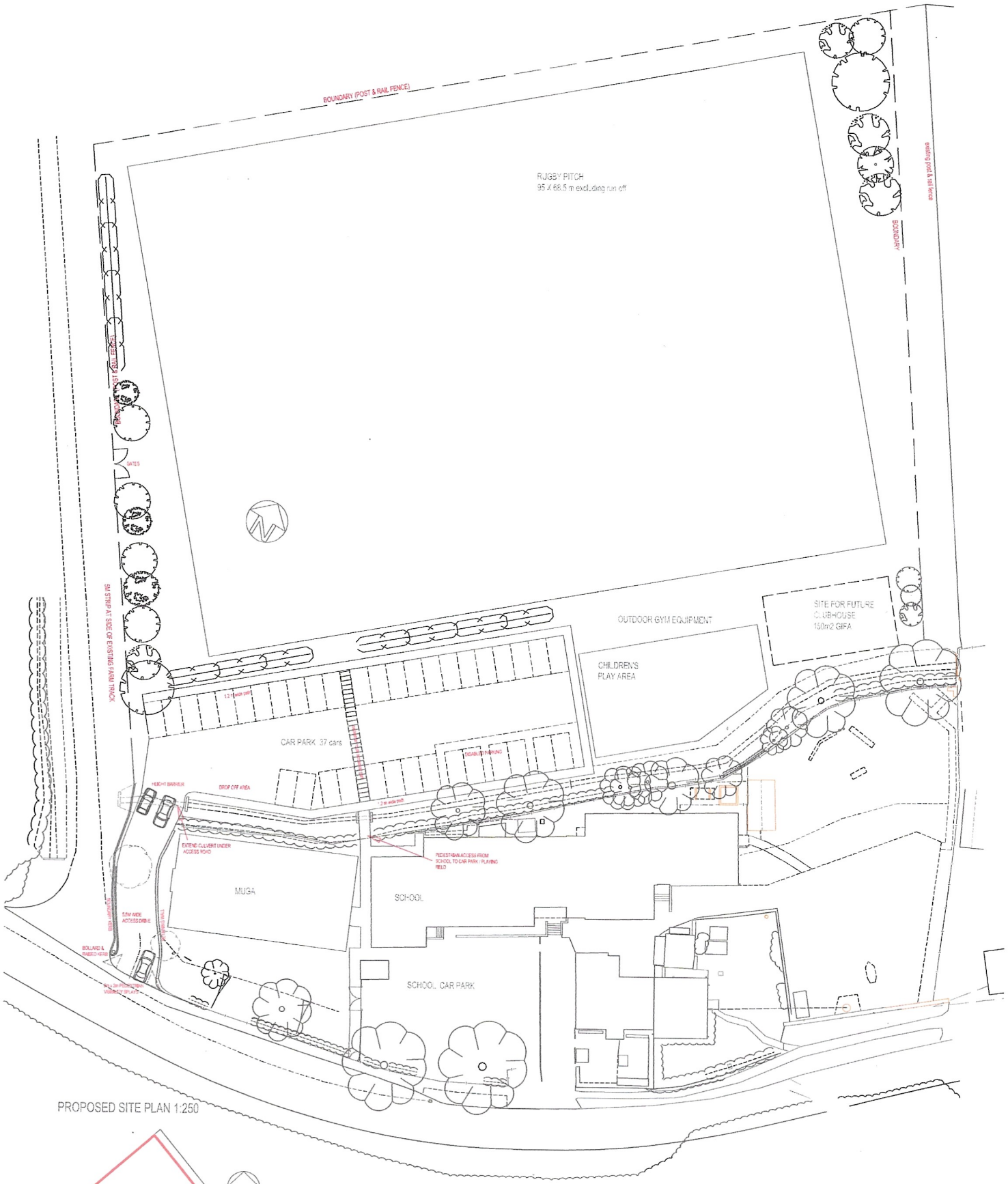
GLAPTHORN PARISH COUNCIL

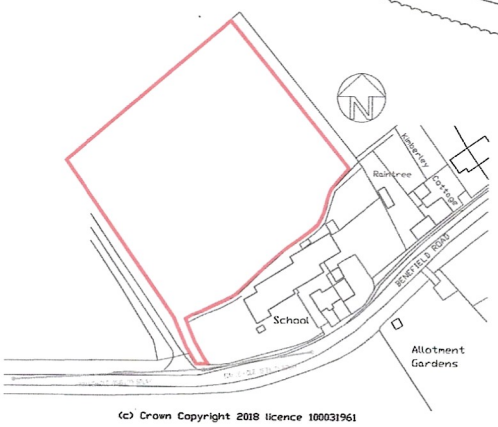
Padel Tennis Court Project

TENDER APPLICATION DOCUMENTS

1. Playing Field Site plan
2. Padel Court planning application plan
3. Padel Court Planning Decision
4. Playing Field Agronomic Report – soil analysis
5. Playing Field Drainage Design
6. Playing Field-stylized appearance of padel court
7. Playing Field photo of proposed padel court site



PROPOSED SITE PLAN 1:250

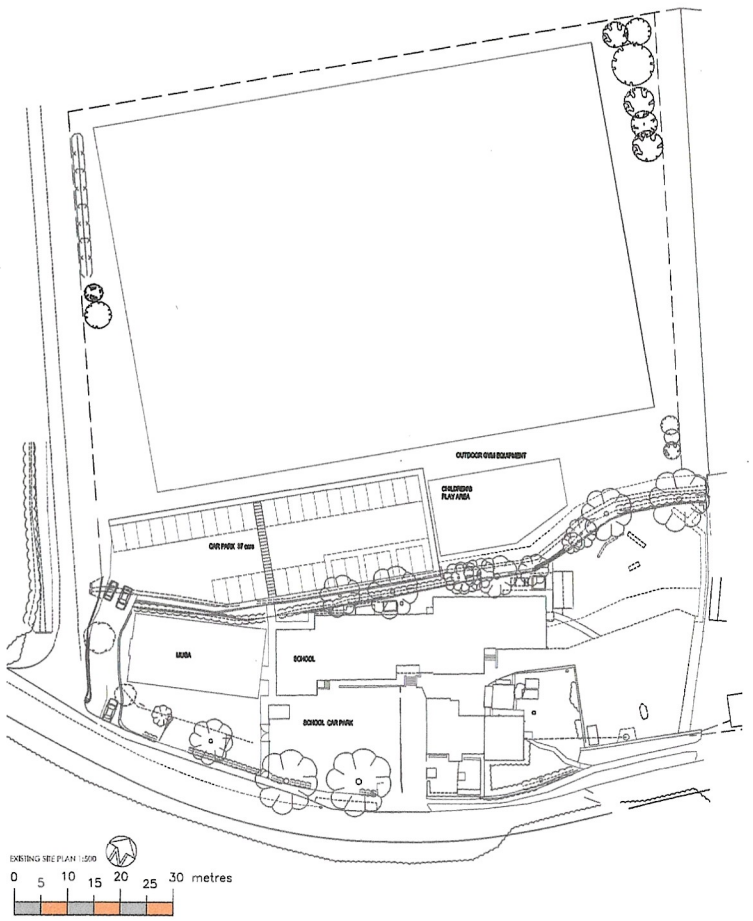


LOCATION PLAN 1:1250

client	Glapthorn Parish Council
project	Proposed Access, Car Park & Recreational Area
drwg	Site & Location Plans

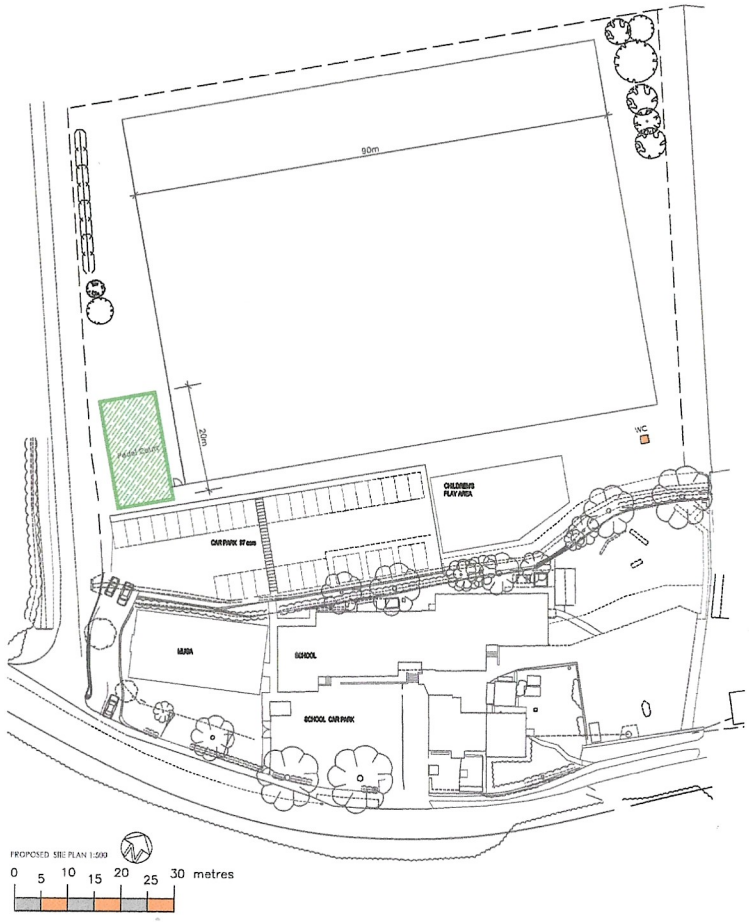
CMPS
COLIN MOORE architect
Lodge Barn Lindsey Close
Woodnewton Peterborough
PE8 5EW
tel: 01780 470636
email: cmparchitect@gmail.com

scale	1:250 @ A1
date	03.07.19.
drwg no.	17.15/08



EXISTING SITE PLAN 1:500

0 5 10 15 20 25 30 metres



PROPOSED SITE PLAN 1:500

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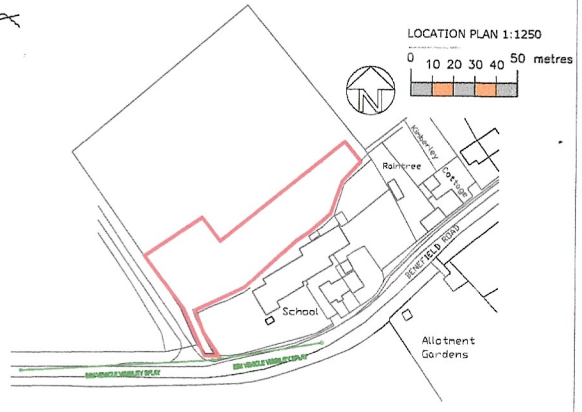


TAYLOR PLANNING & BUILDING

13 West Delph
Whittlesey
PE7 1RG
01733 530757
www.taylorplanningandbuilding.co.uk

Revisions:

Status:
PLANNING

Project:
GLAPTHORN
PADEL COURT

Drawing Title :
PROPOSED

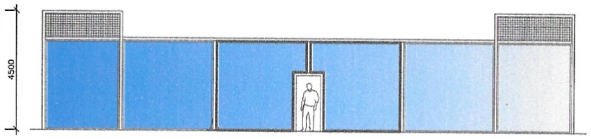
Date:
JULY 2024

Scale:
VAR @ A1

Project Number :
J24177

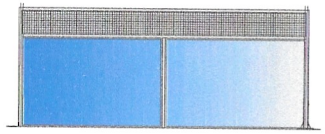
Drawing Reference :
PL01

NO FLOOD LIGHTING IS INCLUDED IN THIS APPLICATION

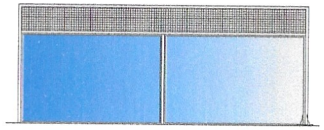


Paddle Side Elevation (East) 1:100

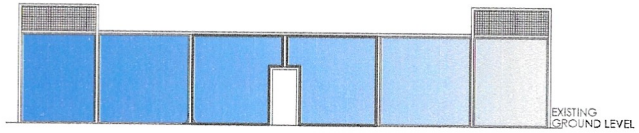
NO FLOOD LIGHTING IS INCLUDED IN THIS APPLICATION



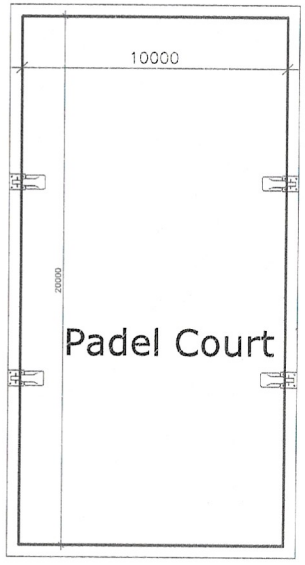
Paddle Front Elevation (South) 1:100



Paddle Front Elevation (North) 1:100

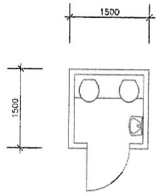


Paddle Side Elevation (West) 1:100

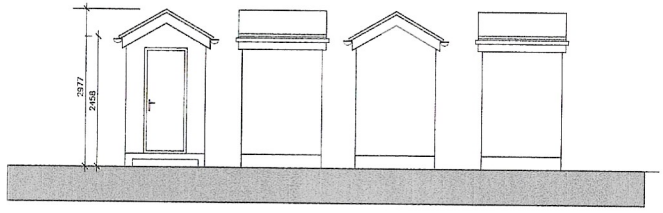


Paddle Court Plan 1:100

0 1 2 3 4 5m



Eco Composting Toilet
Floor Plan 1:50



Eco Composting Toilet
Elevations 1:50

0 1 2 3 4 5m

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REVISIONS:

STATUS:
PLANNING

PROJECT:
GLAPTHORN
PADEL COURT

DRAWING TITLE :
PROPOSED

DATE:
JULY 2024

SCALE:
VAR @ A1

PROJECT NUMBER :
J24177

DRAWING REFERENCE :
PL02A

North Northamptonshire Council

Development Management Service
Thrapston Office
Cedar Drive
Thrapston
NN14 4LZ
Tel: 0300 126 3000
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PEFULZ

Name and address of agent:

Taylor Planning And Building Consultants - Mr Matthew Taylor

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Whittlesey
Peterborough
PE7 1HA

Name and address of applicant:

Glapthorn Parish Council - Jonathan Ward-Langman

8 Morley Street
Market Harborough
LE16 9AU

NOTICE OF APPROVAL

Town and Country Planning Act 1990 (as amended)

Part I – Particulars of application

Date Valid:
19 September 2024

Application Number:
NE/24/00850/FUL

Location:
Glapthorn Primary School, Benefield Road, Glapthorn, Peterborough, PE8 5BQ.

Description:
Construction of padel tennis court and new eco composting toilet facility on existing playing field.

Part II – Particulars of decision

North Northamptonshire Council having considered a valid application for the above development, in pursuance of its powers under the above mentioned act

GRANTS PERMISSION

for the development as described in Part I above and in accordance with the application and plans submitted, subject to the following conditions:

1. No demolition or construction work (including deliveries to or from the site) shall take place on the site outside the hours of 0800 and 1800 Mondays to Fridays and 0800 and 1300 on Saturdays, and at no times on Sundays, Bank Holidays or Public Holidays unless otherwise agreed with the local planning authority.

   Reason: In the interests of safeguarding highway safety, safeguarding residential amenity and reducing pollution in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy 2011-2031.

2. No demolition or construction work (including deliveries to or from the site) shall take place on the site outside the hours of 0800 and 1800 Mondays to Fridays and 0800 and 1300 on Saturdays, and at no times on Sundays, Bank Holidays or Public Holidays unless otherwise agreed with the local planning authority.

   Reason: In the interests of safeguarding highway safety, safeguarding residential amenity and reducing pollution in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy 2011-2031.

3. No demolition or construction work (including deliveries to or from the site) shall take place on the site outside the hours of 0800 and 1800 Mondays to Fridays and 0800 and 1300 on Saturdays, and at no times on Sundays, Bank Holidays or Public Holidays unless otherwise agreed with the local planning authority.

   Reason: In the interests of safeguarding highway safety, safeguarding residential amenity and reducing pollution in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy 2011-2031.

4. There shall be no burning of any material during construction or site preparation works.

   Reason: In the interests of safeguarding highway safety, safeguarding residential amenity and reducing pollution in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy 2011-2031.

5. No development shall commence until details of the design and layout of the Padel Court have been submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The Padel Court shall not be constructed other than in accordance with the approved details, and thereafter retained and maintained in the agree manner in perpetuity.

   Reason: To ensure the development is fit for purpose and sustainable and to accord with Policy 8(d) of the North Northamptonshire Joint Core Strategy 2016

6. Notwithstanding the submitted details and prior to the progression of development above ground level, full details of all external materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter retained in the agreed manner in perpetuity.

   Reason: To achieve a satisfactory elevational appearance.

7. Prior to the use of the padel court herby permitted, details of a sign stating that court users and visitors should be mindful and considerate of the nearby bridleway MZ3 to the west of site, shall be submitted to and approved in writing by the Local Planning Authority, the sign shall be erected on the premises prior to the firs use of the padel court and shall be maintained and retained in perpetuity.

   Reason: In the interests of security and safety.

8. Before any development is commenced full details of:

   i. Hard landscape works, to include but not be limited to, full details of boundary treatments (including the position, height, design, material) to be erected and driveway, parking and paved surfaces (including manufacturer, type, colour and size).

   ii. Soft landscape works, to include detailed planting plans of the location of new planting/habitat creation of the scrub area and the location of additional trees and highlighting where the grassland enhancements are to take place. Details of species to be included in the landscaping should be provided and should be made up of native species for the maximum benefits for local wildlife. Written specifications (including cultivation and other operations associated with plan and grass establishment), schedules of plants noting species, plant sizes, proposed numbers and densities, tree pit details (where appropriate), including, but not limited to, locations, soil volume in cubic metres, cross sections and dimensions. Details of species to be included in the landscaping should be provided and should be made up of native species for the maximum benefits for local wildlife.

   iii. Full details of landscape maintenance regimes.

   iv. An implementation programme for the landscape works.

   Have been submitted to and approved in writing by the Local Planning Authority.

The planting details shall indicate an appropriate level of Biodiversity Net Gain for the site, and details for the long-term maintenance of those elements that support the achievement of the Biodiversity Net Gain.

These works shall be carried out in full in accordance with the approved details in the first planting season following this approval and maintained in perpetuity. Any trees or plants planted in connection with the approved soft landscape details which within a period of five years from planting die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of the same size and species as those originally approved.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies 3,4 & 8 of the North Northamptonshire Joint Core Strategy 2016.

9. Notwithstanding the approved drawings, no floodlighting or other means of external illumination shall be provided in connection with the development.

Reason: In the interests of visual amenity.

Decision Date:

25 September 2025

Signed:

George Candler
Executive Director Place and Economy

ABRIDGED REPORT TO GLAPTHORN PARISH COUNCIL

A feasibility study for the proposed construction of new natural turf winter games in Glapthorn, East Northamptonshire.

28th October 2019 [Revision 1, 30th October 2019]

TGMS1185.1

PSD/TGMS Director:
Charles Henderson

Registered Office:
Shorrock House, 1 Faraday Court, Fulwood, Preston, Lancashire, PR2 9NB

2 PHYSICAL SITE SURVEY

Dr Richard Earl of TGMS Sports Surface Consultants conducted a detailed site investigation on the 16th October 2019 to assess the condition of the site with respect to its potential for the construction of the sports pitch.

2.1 Site location and access

The development site is located immediately north of Glapthorn Church of England Primary School.

The grid reference for the development area is approximately: OSGB 501744, 290577. The nearest postcode is PE8 5BQ.

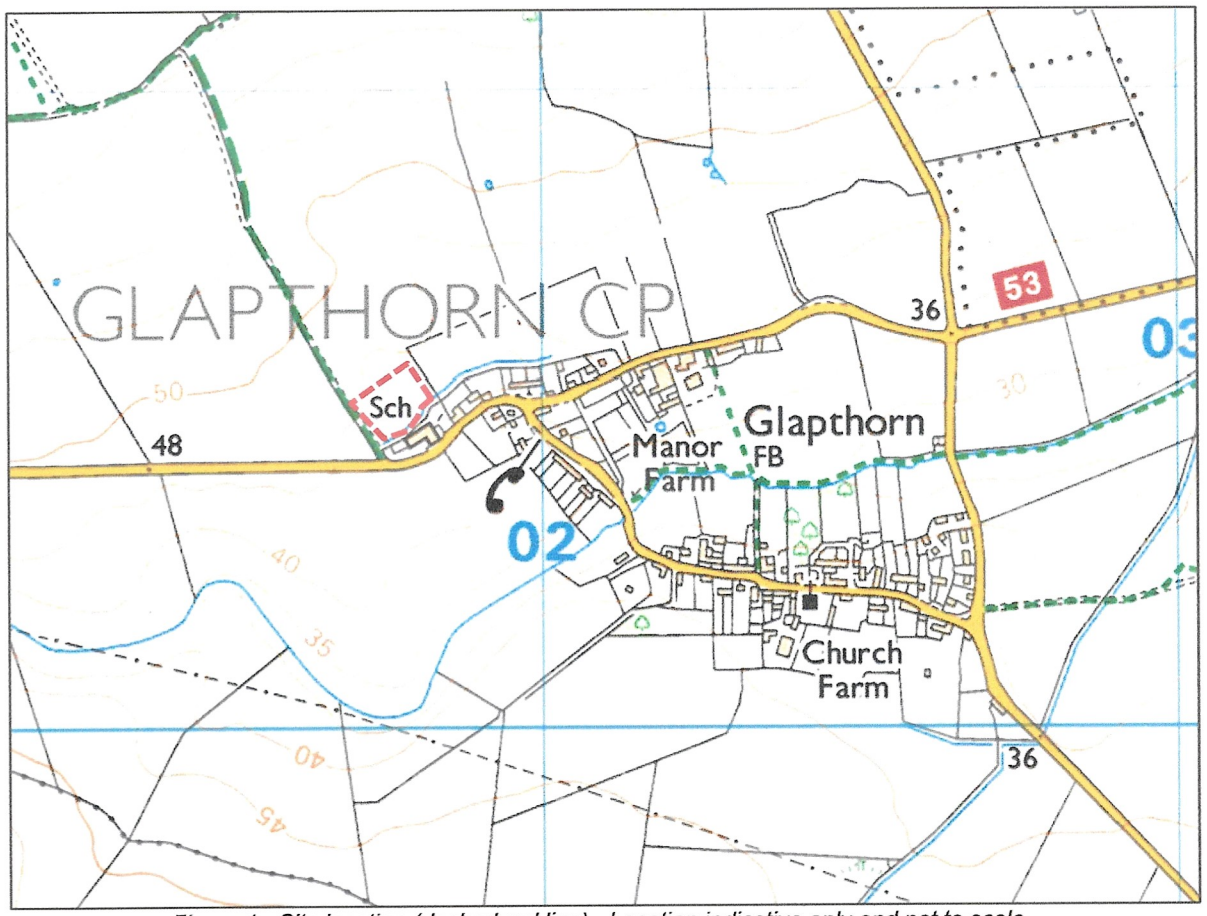


Figure 1. Site location (dashed red line). Location indicative only and not to scale.

The entire site is 1.03 ha, however the area designated for the construction of the natural turf pitch approximately is 0.7 ha.

The site has recently been used as agricultural land but is currently fallow and can be accessed via an unpaved track / bridleway from Benefield Road. The area designated for pitch construction is bounded by agricultural land to the north, east and west, and Glapthorn C of E Primary school to the south (Figure 2).

Sport England (SE) has published guidance on optimum pitch orientation for a range of sports (Figure 21).

For winter games pitches this ranges from 285° to 20° in order to mitigate against the effects of low winter sunshine projection.

The orientation of the proposed rugby pitch is 48° which doesn't comply with the guidance however given the geometry of the site re-orientation is not practical, and this non-compliance is not considered to be a significant issue.

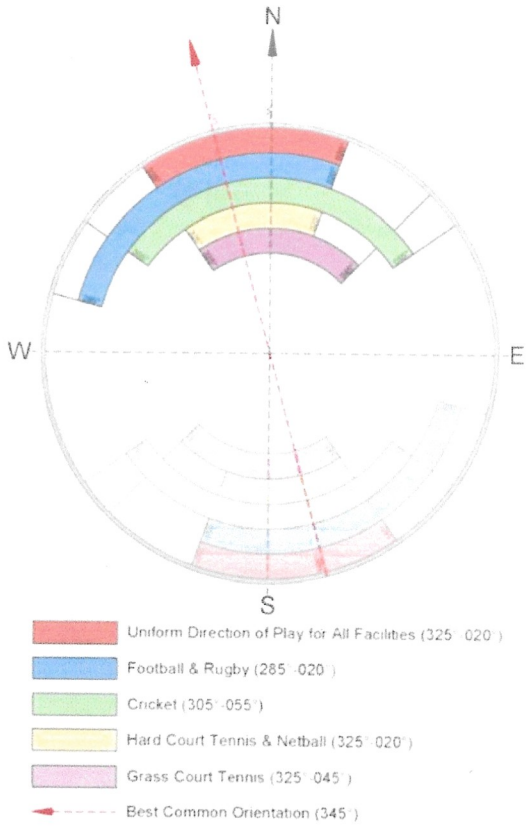


Figure 21. Optimum pitch orientations (Sport England).

2.6 Soils and geology

According to Sheet 4 of the Soil Survey of England and Wales 1:250,000 soil map (1983), the indigenous soil in this area comprises the DENCHWORTH Soil Association. The geological origin is Jurassic and Cretaceous clay and the soils are characterised by slowly permeable seasonally waterlogged clayey soils with similar fine loamy over clayey soils.

According to the BGS Geology of Britain viewer, no superficial deposits have been recorded.

The bedrock geology comprises the Blisworth Limestone Formation - Limestone. Sedimentary Bedrock formed approximately 166 to 168 million years ago in the Jurassic Period. Local environment previously dominated by shallow carbonate seas.

Setting: shallow carbonate seas. These sedimentary rocks are shallow-marine in origin. They are biogenic and detrital, generally comprising carbonate material (coral, shell fragments), forming beds and locally reefs.

Records for a non-confidential borehole from 1966 (TL09SW141 — S & L IRONSTONE BORINGS 501670,290430) located ~80 m south-west of the site just north of Benefield Road indicate that the underlying geology comprises; topsoil to 1' over sandy clay to 2' over limestone to 14' over clay to 38'.

http://scans.bgs.ac.uk/sobi_scans/boreholes/526848/images/12128223.html

2.7 Soil sampling

2.7.1 Test Pit Profile Descriptions

Two soil test pits (TP1 and TP2, Figure 2) were excavated using hand tools to characterise the underlying soil profile.

TP1 was located towards the western corner of the site in an area of relatively high elevation. The soil profile was found to comprise brown plastic clay topsoil with the occasional stone (rounded gravel up to 30 mm in diameter) to 230 mm over gravel / clay mix (rounded gravel in the range 20 mm to 50 mm in diameter) which extended beyond the maximum sampling depth of 0.65 m (Figures 22 to 25). No groundwater was observed.

Figure 22. TP1 – Clay topsoil.

Figure 23. TP1 – Close-up of clay topsoil.

Figure 24. TP1 – Gravel / clay mix below 230 mm.

Figure 25. TP1 – Close-up of gravel / clay mix.

TP2 was located towards the eastern corner in an area of relatively low elevation. The soil profile was found to comprise topsoil similar to that observed in TP1 to 250 mm over stoneless, plastic clay subsoil which extended beyond the maximum sampling depth of 0.90 m (Figures 26 to 27). No groundwater was encountered.

Figure 26. TP2 – Clay topsoil with the occasional stone.

Figure 27. TP2 – Stoneless clay subsoil.

2.7.2 Soils summary

In summary, the site is characterised by 230 mm to 250 mm of slowly permeable clay topsoil overlying gravel / clay mix towards the west and clay subsoil towards the east. These soils are associated with poor drainage status which is likely to persist over the winter months when the rate of precipitation exceeds the rate at which water is removed through water infiltration through the surface or evapotranspiration. This will tend to create saturated conditions towards the surface following significant rainfall. In extreme situations, this may be manifest as surface water ponding which will have a tendency to migrate from higher elevation to lower elevation, accumulating in surface depressions. However, more typically, the soil will become soft and susceptible to structural damage thereby causing excessive wear and tear, and the grass sward will suffer due to poor aeration status (i.e. the soil pores that are normally air-filled become filled with water leading to anaerobic conditions; in order for grass to thrive, at least 10% of the soil volume should comprise air-filled pores).

Following re-modelling earthworks, to address gradients and the numerous depressions across the site, the installation of a land drainage scheme that is designed to intercept rain water at the surface before it has had an opportunity to soak in to the soil profile will be essential.

These systems work by using a primary drainage system comprising closely spaced, deep lateral drains combined with a secondary drainage system of very closely spaced sand grooves or sand slits cut into the surface that link into the primary system below. A typical arrangement is presented in Figure 28.

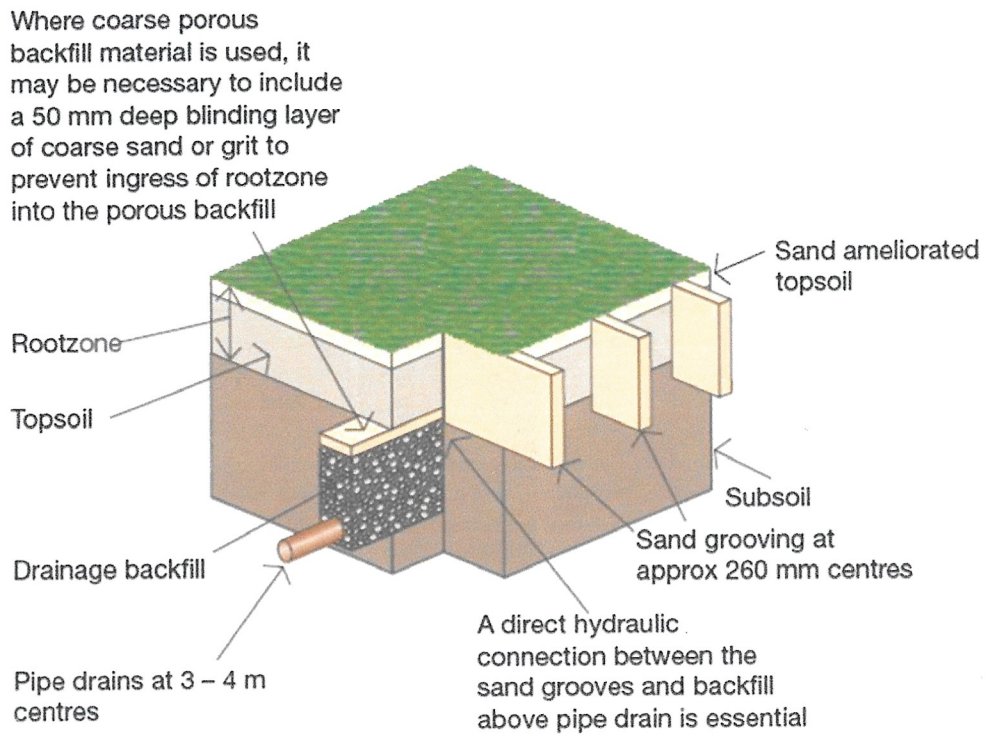


Figure 28. Typical sand groove based surface by-pass drainage system (Ref: Sport England Design Guidance Note "Natural Turf for Sport", 2011).

2.8 Agronomic condition

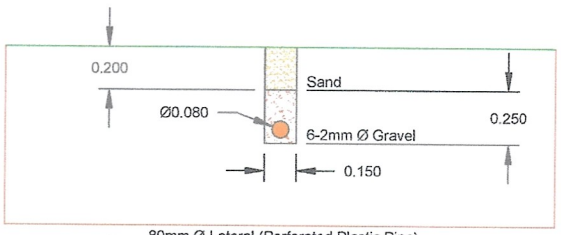
The site appears to have been left fallow for some time and currently comprises vegetative cover of volunteer weeds that is over a metre high in places (Figures 29 and 30). None of the vegetation on site is desirable for sports pitches and so prior to constructing the new pitch, the majority of the vegetation will need to be removed by mowing and possibly baling. Further removal of the organic-rich surface layer may be necessary prior to prior to primary cultivation.

Figure 29. Tall volunteer vegetative cover.

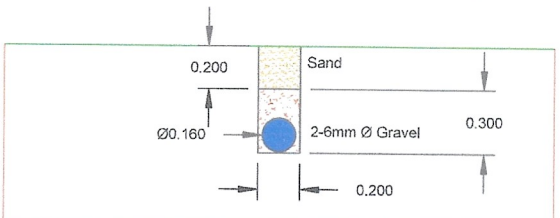
Figure 30. Close-up of vegetative cover.

2.9 Site usage

It is difficult to predict with any accuracy the hours of play achievable if the pitch was to be constructed and a new drainage scheme installed as this depends on local weather conditions, schedule of use, age of participants and the quality of the on-going maintenance, however Sport England considers the following (Table 3) to represent a reasonable estimation for winter sports (Ref: Natural Turf for Sport, 2000, ISBN 1 86078 103 9 – 2nd Edition, 2011).

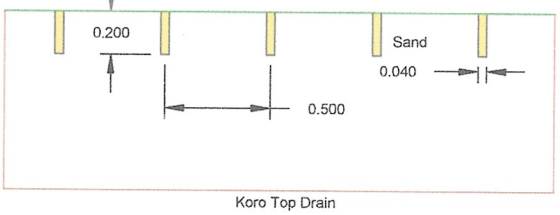


80mm Ø Lateral (Perforated Plastic Pipe)

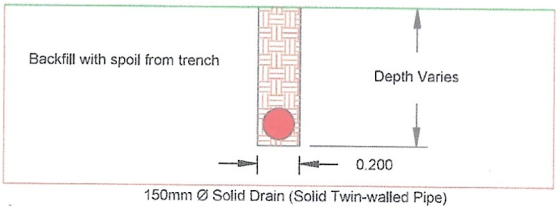


160mm Ø Collector (Perforated Plastic Pipe)

Scale 1:25 @A3



Koro Top Drain



150mm Ø Solid Drain (Solid Twin-walled Pipe)

LEGEND

Drainage Features

- 80mm Ø Laterals @ 5m Intervals
- 160mm Ø Collector
- 150mm Ø Solid
- Indicative Koro Top Drain @ 0.5m Intervals
- Inspection Chamber

- Major Contours - 50cm Intervals
- Minor Contours - 10cm Intervals
- 1:3 Fill Slope
- 1:3 Cut Slope
- Graded Plateau
- 0.00% Gradient

TGMS Sports Surface Consultants
TGMS, 4 Doolittle Mill, Froghall Road, Ampthill, Bedfordshire, MK45 2ND
Tel: 01525 307060
Web: www.tgms.co.uk
Email: enquires@tgms.co.uk

Revisions				
Rev.	Date	Description	Drawn By	Checked By
1				

Notes :

1) Existing site levels taken from drawing *3093.01 Topographic survey*, by David Crosby Architects.
2) Proposed site layout taken from drawing *2384-03 Glapthorn playing field, Northampton, External Levels*, by MTC Engineering

Drawing Title

Drainage Design

NORTH

Project :	Glapthorn Playing Field		
Client :	Glapthorn Parish Council		
Consultant :	Richard Earl		
Date :	30/10/2019	Drawing Status :	Design
Scale :	1:750	Paper Size :	A3
Drawn by :	OM	Checked by : RE	Approved by : RE

Drawing Number: TGMS1185.2-2

Revision: 0