

District Council Report

February 2026

Full Council met on 24th February. Agreeing the Council Tax, Revenue and Capital Budgets for 2026/27 was the main item on the Agenda. Following debate, the Conservative administration proposal to freeze the District Council portion of Council Tax for the 13th consecutive year, whilst having a balanced budget for the next 2 years, was agreed by a majority vote. With other preceptors, including the County Council, increasing their Council Tax rates, the total Council Tax for properties in Burwell is shown in the table below.

Band A	Band B	Band C	Band D	Band E	Band F	Band H	Band G
£	£	£	£	£	£	£	£
1658.18	1934.54	2210.91	2487.27	3040.00	3592.72	4145.45	4974.54

Council also discussed, and agreed, a number of other items. These included: a five year revision of licencing policy; a review of treasury operations together with the strategy for 2026/27; contingency funding for the bereavement centre project; the making of a Neighbourhood Plan for Witcham; governance arrangements for Community Infrastructure Levy together with plans for a new grant scheme for CIL (details to be determined); and a motion regarding working with Defra and others on future funding arrangements for Internal Drainage Boards.

David Brown

BURWELL PARISH COUNCIL COMMUNITY, SAFETY, HEALTH & SPORT MINUTES

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Date: 03/02/2026

Time: 7:30pm

Location: Mandeville

Membership

Jim Perry
Liz Swift
Geraldine Tate
Paul Webb
Brenda Wilson
Lea Dodds

Present: Geraldine Tate, Liz Swift, Paul Webb, Jim Perry, Ryan Noyes, John Damian, Pat Cleary, Katherine Hyett (Clerk)

1) Apologies – apologies received from Lea Dodds after the meeting

2) Election of Chair and Vice-Chair:

Chair: Liz Swift proposed Geraldine Tate, Paul Webb seconded the proposal.

Vice Chair: Geraldine Tate proposed Liz Swift, Paul Webb seconded the proposal.

Both candidates explained that they would be in position for 6 months and then this would be reconsidered sure to the number of new councillors that have joined recently. All voted in favour and Geraldine Tate was appointed Chair and Liz Swift, Vice Chair.

3) Approval of the minutes of the meeting on 18th November 2025: Liz Swift proposed that the minutes date 18.11.25 are accepted, this was seconded by Paul Webb.

4) Community

a. **Community group updates:**

Pauline's swamp friends are looking at some workdays to remove ivy off the trees.

Spring close mgt group met recently and various initiatives are progressing.

The Community Garden has a workday on 21st February at 10am

Litter picking group – the Clerk received an email from Keep Britain Tidy offering free insurance and risk assessment templates. This has been forwarded to Helen McMenamin-Smith, and she has been encouraged to take this up as an alternative to using Parish Council insurance.

Speed watch has held two sessions recently – one on Toyse Lane.

b. **Public and community transport:** – Liz Swift gave an update on recent activities of the A-B1102 group. Jon Cook (Chair of A-B1102) has spoken to Brian Clifford, MD of A2B group (responsible for the T5 service) and explained that the first bus is always late, fares are not being collected which means there is no true representation of the numbers of people using it. A2B are supposed to be getting another depot in Ely which should help matters. Jon Cook has also spoken to the Mayor of the Combined Authority, Paul Bristow, who wants to set up a round table discussion with ECDC, A-B1102 etc. There is a possibility of setting up an evening bus.

New councillors noted that there is very little public transport. The Clerk mentioned that she had created a web page which shows community transport options. There was discussion about funding a bus (perhaps on Ely market days). Liz Swift mentioned that this had happened before and they had to cancel to due to lack of demand. **Liz Swift to ask other Parish Council reps on the A-B1102 group if they had considered or were funding any community transport.**

c. **Events:**

Remembrance day: The Clerk showed councillors a Remembrance Day wall from Haverhill made of knitted poppies and suggested that we could replicate this on the

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Jubilee Reading Room. The idea was well received and ideas of people that could help were suggested: Burwell Day Centre, WI, Knit and Natter, Sports Centre craft group, the school, Guiding and Scouting organisations. Pat Cleary knits – **Katherine Hyett to liaise with Pat and get this idea underway.**

The Clerk reminded councillors that a waste workshop was being held on February 18th.

5) Safety

- a. **Community safety forum – Geraldine and Liz to speak to Lydia Barlow at ECDC and decide how to progress.** Community safety forums are specifically for ongoing ASB issues the public are concerned about. The focus of the evening would be community safety matters excluding planning permissions and speeding. The Parish council will form a 3-month action plan with a multi-agency approach to solving issues raised that evening. After 3 months, parish council can decide whether it is appropriate to hold a second meeting or via social media, forums, or parish magazines. The community safety partnership will provide a panel of professionals such as ECDC community safety, county council youth coordinator, police, and ECDC youth champion.
- b. Traffic/Heavy goods vehicles – North Burwell. There was some discussion and one councillor is raising issues with companies privately. It was also acknowledged that rescue vehicles needed to go out at night and people broken down in the middle of the night appreciate the service. **Clerk to request from Highways:**
 - **Is there an option to ban HGV's from Silver Street?**
 - **Can we ask for further speed measurements – black strips to monitor speed and volume of traffic?**
 - **Clerk to try and create report for Toyse Lane from MVAS data for next meeting.**
 - **Councillors to raise issue with District and County Councillors.**
- c. Highways reporting including potholes – The Clerk offered to show any councillors that didn't know how to use the highways reporting tool how to use it. She thought it would be useful to ask how many highways reports we made as a collective per month and asked councillors to let her know monthly how many they had reported. **The Clerk has previously asked our County Councillor to set up regular meetings between East Cambridgeshire Parishes and Highways and will repeat that request.**
- d. Local Highway's initiative update – The funding application for improvements to the Pound Hill crossing has been submitted. We are awaiting an update on the 20mph flashing signs for Buntings Path and the Causeway.

6) Health

a. Active travel

There was a general discussion about health and well being initiatives in the village. Geraldine Tate mentioned social and green prescribing and that surgeries were promoting this, Sara Phipps has a walking for health on Friday mornings. The discussion led to how we could communicate opportunities in the village and **it was agreed to draft a web page with links to health and well-being options and possibly have a stand at the Annual Parish Meeting promoting options.**

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The Clerk was asked for an update on the defibrillator proposed for Gardiner Memorial Hall. She is still waiting to hear back from Jacqueline Whipp who has ownership. Paul Webb suggested that a defibrillator was needed for the recreation ground.

Burwell and Exning Cycleway: Liz Swift provided some background to the new councillors. Suffolk County Council are responsible for the development of this.

Councillors re-iterated that they want a meeting with Suffolk County Council to provide a proper update. Clerk to chase this up.

The issue of equestrian access was raised but it was felt that the design may be too narrow. This is for Suffolk County Council to provide feedback to the BHS access officers. Councillors agreed they would take into account all methods of travel, including equestrians, for future projects.

7) Sport

- a. Football agreement – a copy was provided for noting.
- b. Newmarket Road Sports Hub – This was not discussed as an update will come to full council the following week.
- c. Updated Burwell Sports Centre Plan – noted. Charging points are now working

8) Donation Requests - none

9) Annual Parish Meeting format – Clerk, Pat Cleary, Liz Swift and Geraldine Tate to organise.

10) Correspondence

- a. Recreation Ground sign request – Clerk to investigate further.
- b. Fairground request – **It was agreed to propose to council that the fairground be allowed to use the recreation ground for the week of 20-26th July** opening on Thursday, Friday and Saturday (with a finish time of 9pm). A ground rent of £500 has been proposed.

11) Other reports/meetings - none to consider

12) AOB

An email from highways opportunity to apply for 20mph. The 2026/27 20mph funding programme will be open as of Monday 26th January 2026. Applicants are now able to make applications until 17:00PM on Friday 27th March 2026.

Councillors discussed a range of views as to whether we should or shouldn't reapply for funding. **The decision will need to be taken to full council. Several questions arose which the Clerk will try and qualify with the appropriate highways team before consideration:**

- 1) Would the fact we turned down the money previously go against an application?
- 2) Would the previous consultation we did where a small majority decided no to 20 mph go against an application?
- 3) If they applied for 20mph for a smaller portion of the village including Buntings Path and the Causeway, would we need to remove the 20mph flashing signs that we have approved LHI funding for?
- 4) Can a small part of the village be made 20 mph?
- 5) Have you seen any positive outcomes from the villages that have already gone 20mph e.g. reduction in pollution/accidents?

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- 6) Would you expect another consultation with resident to be carried out?
- 7) If we applied for funding this round and were successful what is the earliest that signage etc would be likely to go up?
- 8) Will there be another round of funding for 27/28?
- 9) Did Highways say that 20mph was not possible along Swaffham Road?

13) Next meeting date – 21st April 2026

Meeting closed: 21:08

Signed

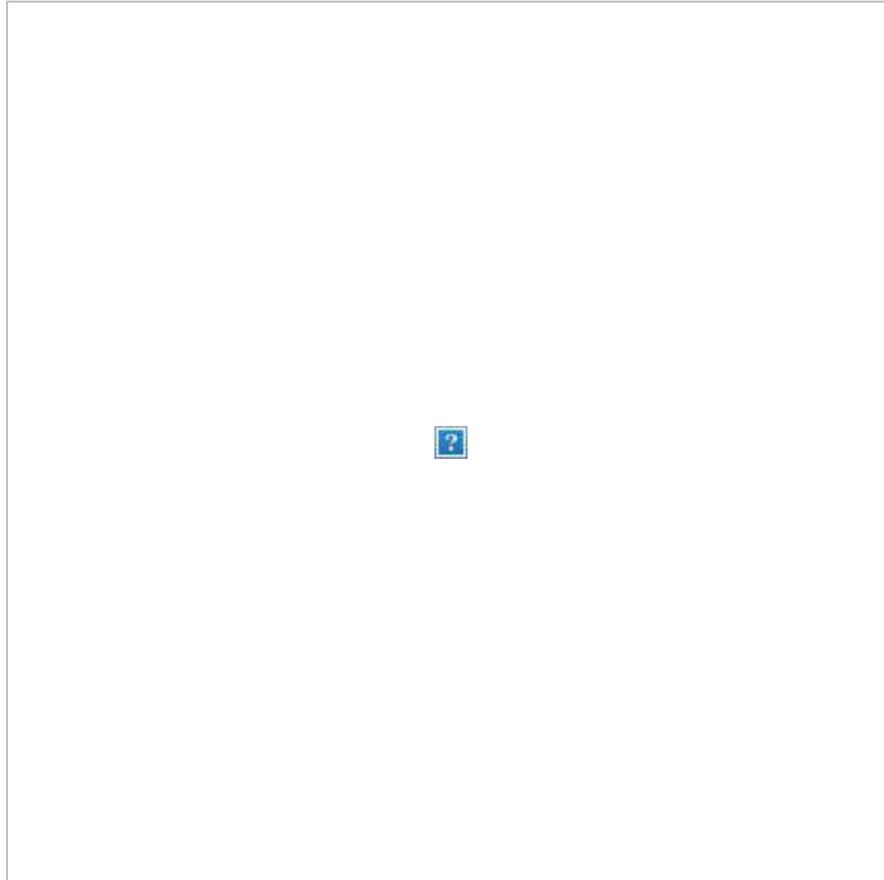
Dated

Actions agreed:

Liz Swift	Ask other Parish Council reps on the A-B1102 group if they had considered or were funding any community transport
K Hyett/P Cleary	Contact community groups about making knitted Remembrance wall on Jubilee Reading Room
L Swift/G Tate	Arrange meeting with Lydia Barlow at ECDC about community safety forum
Katherine Hyett	<p>Liaise with Highways about HGV's in North Burwell:</p> <ul style="list-style-type: none"> • Is there an option to ban HGV's from Silver Street? • Can we ask for further speed measurements – black strips to monitor speed and volume of traffic? • Clerk to try and create report for Toyse Lane from MVAS data for next meeting.
Councillors/Clerk	Continue to raise traffic/Highways issues with district and county councillors. Clerk to repeat request to Yannifer Malinowski about regular meetings with Highways
Katherine Hyett	Create a health and well-being web page
K Hyett/G Tate/L Swift/ P Cleary	Arrange Annual Parish Meeting in new format and consider promotion of health opportunities as well.
Katherine Hyett	Contact Suffolk County Council again for meeting about Burwell to Exning Cycleway
Katherine Hyett	<p>Add to full council agenda:</p> <ul style="list-style-type: none"> • Fairground proposal • Consideration of applying for 20mph funding
Katherine Hyett	Seek clarification from highways on 20mph questions

From: [Cambridgeshire & Peterborough Association of Local Councils](#)
To: [Katherine Hyett](#)
Subject: Proposals for Local Government Reorganisation in Cambridgeshire & Peterborough
Date: 06 February 2026 11:11:20

CAUTION: This email originates from outside of Burwell Parish Council
If you are not able to see this mail, click [here](#)



Proposals for Local Government Reorganisation in Cambridgeshire & Peterborough

This statutory consultation seeks views on the proposals that the Ministry of Housing Communities and Local Government (MHCLG) has received following the Secretary of State's invitation to councils in Cambridgeshire and Peterborough to submit proposals for unitary local government for Cambridgeshire and

Peterborough.

The 4 proposals in this consultation were made by the following councils on 28 November 2025:

Cambridge City Council, East Cambridgeshire District Council and South Cambridgeshire District Council proposed 2 unitary councils. These would comprise the district areas of:

- **North Cambridgeshire and Peterborough:** Peterborough, Huntingdonshire, East Cambridgeshire, Fenland
- **Greater Cambridge:** Cambridge, South Cambridgeshire

Cambridgeshire County Council proposed 2 unitary councils. These would comprise the district areas of:

- **North West:** Peterborough, Fenland, Huntingdonshire
- **South East:** Cambridge, East Cambridgeshire, South Cambridgeshire

Huntingdonshire District Council proposed 3 unitary councils. These would comprise the district areas of:

- **North East:** Peterborough, Fenland, East Cambridgeshire
- **Central Huntingdonshire:** Huntingdonshire
- **South West:** Cambridge, South Cambridgeshire

Peterborough City Council and Fenland District Council proposed 3 unitary councils. This includes a request to split existing district council areas between the proposed new councils. These would comprise the district areas of:

- **Greater Peterborough:** Peterborough and 9 wards from Huntingdonshire
- **Mid Cambridgeshire:** Fenland, East Cambridgeshire and 17 wards from Huntingdonshire
- **Greater Cambridge:** Cambridge, South Cambridgeshire

This consultation asks questions about each proposal to help inform the assessment of the proposals.

Impact assessment

An impact assessment has not been prepared for this consultation as it will only affect local government in the Cambridgeshire and Peterborough area and so there will be no direct regulatory, economic or social impacts.

Body responsible for the consultation

This consultation is conducted by MHCLG.

Duration

This consultation will last for 7 weeks from 5 February 2026 to 23:59 on 26 March 2026.

How to respond

You may respond by [completing an online survey](#).

If you are responding in writing, please make it clear which proposal you are responding to. You can email your response to the questions in this consultation to lgrconsultationresponse@communities.gov.uk.

Alternatively written responses should be sent to:

LGR Consultation

Fry Building 2NE

Ministry of Housing, Communities and Local Government

2 Marsham Street

London

SW1P 4DF

When replying please include your name and indicate in which council area your home or organisation address is located.

- Cambridgeshire County Council,
- Peterborough City Council
- outside the affected area

We would also like you to confirm whether you are replying as a named consultee, submitting an official response on behalf of an organisation that is not on the list of named consultees, or replying as an individual.



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BURWELL PARISH COUNCIL

SPRING CLOSE AND PRIORY MEADOW MANAGEMENT GROUP

MINUTES OF THE MEETING OF 22/01/2026

Present; Liz Swift (Chair), Geraldine Tate, Paul Webb, Colin Smith, Caroline Smith, Nicola Hallows, Martin O'Leary

Apologies; Jim Perry, Malcolm Busby, Rachel O'Leary

The minutes of the meeting of 13/11/2025 were accepted.

GRASS CUTTING SCHEDULE FOR 2026

Liz confirmed that the recommendations of the Land, Buildings and Facilities Working Group were accepted at the Full Council meeting of 13/01/2026. Nicola's request on behalf of Wild Burwell to bring forward the date of the late April grass cut so that spring flowers were not cut down in their prime was not granted. Liz said that there could be some flexibility in the timing of grass cuts to take into account variable weather conditions. Liz also said that there had been a lengthy and wide-ranging discussion of the grass cutting schedule. Martin asked if councillors had consulted the Burwell Parish Council Biodiversity Action Plan during those discussions. No councillor present was able to confirm that the Biodiversity Action Plan was consulted during the discussions about the grass cutting schedule.

CHALK STREAM UPDATE

Earlier in the day the group met Slawek Utrata, an inspector of Ancient Monuments for Historic England. He was deputising for a colleague. The inspector confirmed that the Scheduled Ancient Monument designation covered most of Spring Close. He said the proposed excavation of a settling pond would require consent from Historic England as would the construction of fences as both activities would disturb the ground surface of a Scheduled Ancient Monument. He also thought it unlikely that consent would be granted.

The discussion turned to the polluted water flowing from the outfall pipe above the spring. The inspector requested copies of the council's correspondence with Anglian Water and other bodies about the outfall pipe. The Parish Council has agreed to obtain a Dig Dat file for the area to determine the ownership, origin and route of the outfall pipe. Potential actions to investigate the source(s) of the outfall waters include exploring the pipework with a drain camera and putting a food colouring dye or other marker down the road drains at the entrance to the Guildhall driveway.

The inspector advised that Historic England would have no concerns about cutting back the vegetation on the banks of the stream and spring pool, but any re-profiling of the banks of the spring pool and stream would require permission.

Paul said that funding for any works may be available through the Lower Cam Catchment and Lodes Networking Group.

The group agreed that the meeting with the inspector had been useful and informative. Liz will ask the Clerk to write to CCC Highways for data on the nearby road drains.

The group also agreed to clear vegetation from the spring pool and the stream banks in the autumn.

WORK ARISING FROM THE TREE INSPECTION REPORT

Liz confirmed that the council have appointed SR Landscape Services to carry out the Important and Medium (importance) tree works at Spring Close and the Important tree works at Priory Meadow. Staff and/or volunteers will carry out the Medium (importance) tree works at Priory Meadow. Martin queried how volunteers could carry out this work as it appeared to involve cutting ivy from the base of field maples growing within the Priory Close boundary hedge and cutting ivy off the poplars which were planted by Parsonage Farm and Delta-T Devices along their boundary with Priory Meadow. Liz said she would investigate further.

BENCHES

As he was unable to attend this meeting Malcolm Busby emailed the group advocating the location of a new bench at the eastern end of the meadow near the disability access gate and beside the trees in front of the garden fence of the house on the corner. His email was generally well-received by the group. Paul emphasized that this would improve accessibility for disabled people.

The group agreed to initially concentrate on the provision of two new benches with backs and arms at the western and eastern ends of the meadow. In time the two existing seats in the meadow would be replaced by benches with backs and arms.

The Clerk is corresponding with a family who would like an alternative location for a bench they donated. This bench is currently situated in the cemetery.

Paul informed the group that Community Infrastructure Levy funds may be available to purchase benches. He also said that councillor Lea Dodds had recently attended a funding meeting. Lea reported to the council that there was plenty of funding available for community projects.

The group was told a bench would cost £400 to £500.

Martin asked if Spring Close 2026/2027 budget funds could be used in due course to purchase benches. Paul replied that any 2026/2027 budget funds for Spring Close on top of funds allocated to cover the cost of grass cutting should be initially regarded as contingency funds until later in the financial year.

Once the two new benches had been installed, then the group's attention will turn to replacing the two seats with benches that have backs and arms.

TASK LIST

Nicola will organise the completion of the installation of wire tree guards in Spring Close.

Colin will prune the apple and pear trees in Priory Meadow.

The new fruit trees have been planted in Priory Meadow by Colin, Nicky, Rachel, Martin and Wild Burwell members on Saturday, 17/01/2026. Nicola offered to help to redraw the map of the locations of the fruit trees in the meadow.

Paul and Liz thought it wouldn't be necessary to physically monitor the tree work in Spring Close as the contractor has been asked to submit satisfactory photographic evidence of his work to the council before payment for the work can be authorised.

ANY OTHER BUSINESS

Nicola said that it takes 2 years for the grass cuttings from the hay cut at Priory Meadow to compost in the wooden bays provided. This could result in there being insufficient space in the compost bays for this summer's arisings. Martin pointed out that only the lower half of Priory Meadow would be 'hay cut' this summer so that there would be fewer arisings. Nicola thought that it still might not be possible to accommodate this year's arisings. She asked if George Rowland could construct another compost bay in the lower half of the meadow.

DATE OF NEXT MEETING

Wednesday, 18/03/2026, at 7.30p.m at the Jubilee Reading Room

Newmarket Road Sports Hub, Newmarket Road, Burwell

Meeting notes 2026

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Meeting: 14/01/2026

- **Present:** Tom Kershaw (This Land), Paul Webb (Burwell PC), Liz Swift (Burwell PC), Tony Cornwall (Burwell FC), Simon Hart (Burwell FC), Andy Wilkinson (MLC), Craig Mulhall (MLC), Katie Critchley (FA), Chris Abbott (FA), Shaun Waite (Football Foundation), Katherine Hyett (Parish Clerk - Burwell PC)
- Apologies –Jim Perry (Burwell PC), Khalid Shaban (This Land)

A quick summary was given:

CM quickly recapped the needs assessment for the sports hub. David Hemstock (GMA) was appointed to assess the land -provide the agronomy report. The first site meeting happened yesterday with David Hemstock (GMA)and TK. It was discussed that we need to finalise the pitch mix, MLC are working with Burwell FC on their development plan – team growth, women’s and disability football.

PW asked for an update on timeline with This Land: TK – as part of Millstone Park, the sports hub is the final phase. 100 occupations triggers serving of the land but they can do it sooner – once released to the parish council we have 12 weeks to respond. Vistry are building 270 homes, first occupation will be April/May time. 100 occupations likely to be end of 2027. TK updated that David Hemstock took a few soil samples and they would meet up 6-8 weeks’ time to do further tests. Further results needed before design of site commences.

The parish council has earmarked £200k of CIL funding. Football foundation funding could be about 60-70%.

CM stated that this is likely to be a phased approach, they had some ideas for match funding plus the parish council have a good track record of fund raising. PW clarified that services will be laid up to the site. Drainage solution needs engineering for the rest of the site – this should be clarified by David Hemstock.

FA/FF talked about the need of security of tenure to continue and KC highlighted the need to be able to evidence the outcomes of the project. SW said an assessment of risk is needed as they would potentially be spending £30-40k without a guaranteed outcome.

Clarity is needed of the project scope for phase 1, what is the cost and what is the partnership funding. All the technical planning and design would happen and then funding.

CM said we were thinking of going with a 3G application supported by temporary buildings initially and then go out for other planning. KC suggested it would be better to consider a bare minimum pavilion that could be extended rather than temporary buildings.

PW – asked TK to establish what they need for us to transfer the land.

TK – wants to establish that the land will be used as promised. CM suggested we can provide TK (This Land) with an indicative mix of what is planned.

It was highlighted that it is difficult, it's a chicken and egg scenario, we need to try and establish viable project but need the land to obtain the funding.

SW said that the Football Foundation are now mainly responsible for grass and 3G funding. The PC would need to be responsible for the Pavilion.

MLC will produce a document to outline what is needed and potential outcomes to try and unlock a way forward. PW offered documentation to demonstrate allocation of CIL funding. KC said she should share a document about fundraising. TC stated that they need more confidence on timings to get sponsorship/initiate fundraising through the club. £200k of CIL funding may unlock funding for a 3G pitch but not pavilion and grass pitches. FF could provide support letter to help us get funding. Some discussions were had about the challenges of funding. CA said they can assist with a social impact calculation – this will help with engagement with council, funders and wider public.

Grass pitch sizes were discussed – ideally looking for one pitch in each size and a car park with c. 60 spaces as well as the 3G pitch.

SW asked if there is a playing pitch strategy: need evidence base for grass pitches and would also need to evidence why we need new ones if we removed the training pitch at the rec.

FF stated that the PC would need 25 -year minimum term lease to the football club, staff need to be factored in. A club led application will perform better. TC said they are looking at the legal entity of the club and gaining charitable status. TC asked KC about rugby. If rugby commit to a block booking this may mean further support from the FA. A multi-sport outcome is positive – padel courts also being considered due to strong funding opportunities and commercial viability. 20% of 3G should be accessible by women and girls. Need to consider under-represented groups and look at health outcomes.

KC said she can start looking at income and expenditure.

SH said that we need to understand all the dependencies and how they interact.

Date of next meeting 11th February 2026.

Actions:

1. MLC will produce an overarching document for all parties (sent first to Council and Burwell FC) including section 106, club development, security of tenure etc to outline what is needed and, hopefully, a way forward.
2. TK to confirm what This Land need in order to be confident in transferring the land to the Parish Council.
3. Football foundation to provide a support letter to enable fundraising to move forward.
4. KC to provide funding document and programme of use to go to MLC, also details on income and expenditure.
5. CA provide social impact calculator

Correction of fact:

The Parish Council have two months to respond to land offer from This Land – 5.1.5, section 106 agreement.

Follow up emails January

21/01/06 – David Hemstock

- The next set of geotech information on the various mounds should help to decide what soil goes where. And, what the proposed levels on the pitches are intended to be. There is at least some chalky stone somewhere on site, from the attenuation basin. This should be removed or buried.
- With the proposed levels, the design and costings can be clarified.
- Preference would be to limit the overall depth of topsoil and to only move it when ground conditions are dry enough for trafficking without damage to existing or mounded soil.
- Peak flow attenuation: liaison with the Hydrologist who has developed the overall site scheme is recommended as soon as possible.
- I will forward the technical assessment as soon as I can. There will be points missing such as final level implications but it will help clarify a few things, budget requirements included.

David Hemstock, IEng.

GMA Consultant

Member, Register of Independent Professional Turf Agronomists (RIPTA)

Member, Sport & Play Construction Association (SAPCA)

Sent 22/01/26 – Shaun Waite

Thanks for forwarding the notes, which seem accurate from my perspective.

Thanks for the invite to further monthly meetings however at this stage, I feel there is some further conversations needed locally before we are involved in that level of detail. Once we are

confident there is a project that is deliverable and meets FF outcomes, we can then get more involved in discussions at that stage.

So, to support that process, below are some summary thoughts from an FF perspective to consider as part of ongoing discussions and/or an overarching document;

- **Project Scope** - there seemed to be some substantial plans. 3G pitch, Pavilion and Grass Pitches, of which required further discussions. With that in mind, we just need some clarity on what the group feels is in the project scope.

- **Justification of Need** – to secure and justify investment, this would be needed. Why the above scope is needed and justified, using documents such as the local Playing Pitch Strategy (PPS) and Local Football Facility Plans (LFFP), as well as local intel or club growth trend since these documents have been complete. Any other local strategies or plans to support would also be worth considering. We think the 3G FTP is justifiable as its in the LFFP, however some work to justify investment into the grass pitches might be needed.

- **Estimated Total Project Cost** – it would be useful if the group could consider what it feels would be very topline total project cost. For examples, as a starting base, a 3G FTP, dependant on several factors can vary significantly but a figure of around £1m for this purpose is fine. Not asking for any detailed tender cost, but asking a few questions of trusted people with expertise in these areas of work to get a ball park figure might help. We can help give some very topline figures based on other projects being delivered, if that would help.

- **Partnership funding (PF)** – when investing into a project, the FF targets applicants to exhaust all avenues of funding with an attempt to raise up 35% of total project cost themselves. Therefore understanding PF available, as well as plans to raise further funds would be useful.

- **Security of Tenure/ Lead Applicant** – exploring the discussion around Security of Tenure would be important. Any applicant to the FF would need to have a minimum 25 year lease, that has no break clauses. One of our strategic priorities is to invest into club led projects, so if the club would to be the lead applicant, with the relevant SOT, this would achieve outcomes for the FF.

- **Assessment of other Football Foundation outcomes;**
 - o Women & Girls – consideration of how will the project will achieve 20% W&G at peak slots (Mon-Fri, 5pm – 9pm). What is the clubs, and other local clubs current W&G team numbers, then consider how this can be grown to achieve this outcome.,

- Multi-Sport – understanding if the Rugby club would partner, and if so, how much use would they require. Is there anything in the PPS or conversations with the RFU to suggest a Rugby compliant pitch is needed in the area? – are any of sports interested in using the site.
- Underrepresented Groups –this can be developed as the project is activated, but there would be an expectation that the project would deliver targeted intervention to support people with Disability, Cultural Diverse communities and/or Low-Socio Economic Groups. Some understand of what the project partners deliver in this space currently, or what it would aim to do would be useful.

Shaun Waite

Delivery Manager (East)

The Football Foundation

Wembley Stadium | Wembley | London | HA9 0WS

E: shaun.waite@footballfoundation.org.uk

Meeting: 11/02/26

- **Present:** Tom Kershaw (This Land), Paul Webb (Burwell PC), Liz Swift (Burwell PC), Tony Cornwall (Burwell FC), Andy Wilkinson (MLC), Craig Mulhall (MLC), Katherine Hyett (Parish Clerk - Burwell PC)
- Apologies – Jim Perry (Burwell PC), Ben Lucas (Burwell PC)

Agreed to move the meeting time to 1pm to make it easier for others to attend.

Craig Mulhall (CM) updated on three aspects:

Agronomy report: waiting for a report from the GMA (David Hemstock). No draft seen as yet. Some soil movement is happening. This Land have sent their reports to David – all suitable sub soil. The report is due to be finalised by the end of February. There will be a second meeting. Tom confirmed they will leave it as a flat piece of land.

Overview document:

CM to chase feedback from Katie Critchley and Shaun Waite.

Paul Webb asked about the indicative costs of the pavilion and what that was based on – CM confirmed that they used an estimated square meterage cost – the ideal being 4 changing rooms but reality being two changing rooms, two officials changing rooms, an accessible toilet and some social space/kitchen. All the group are aware of the increase in building costs.

Liz Swift stated that there is likely to be more CIL money available from ECDC

Paul Webb asked about whether the builders on site providing the housing stock could help. Tom Kershaw said he will speak to them, but they would probably outsource any work as they are house builders. CM asked if we could get any relevant contacts for an indicative price. He also said there is a lot of guidance on the Sports England website about facility costs. Katherine asked if we could use the rec pavilion as an example (we would probably be looking for something a bit smaller).

Tony Cornwall stated that we need to find out exactly what the FA would find acceptable in terms of facilities – e.g. modular buildings which are a lot cheaper. He also said that despite Shaun Waite saying that they would not fund the pavilion that 2 days later they received a funding email stating there was support for pavilions – which could be from another part of the FA.

CM stated that Andy from the FA had a very positive input on the plan and had more information to give making our programme of use stronger, Andy Wilkinson mentioned partnerships with the Jockey Club.

Main action now is to chase the FA/FF for their feedback. This will remain a live document with updates.

Club and financial development plan

This sits nicely with the document for development of the site but the key thing to be decided will be how the site is managed going forward with respect to the Parish Council and the football club. CM reminded the team that Shaun Waite had said a club led plan would be preferable for

funding. Paul Webb didn't agree and said that they had been told that for the recreation ground. Tony Cornwall said at that point there were 3 football clubs which made it difficult. We need to have a face to face to progress discussions on this.

Liz Swift asked about funding applications and how that would work which would need to be clarified. CM reiterated that it would still be a joint project.

Paul Webb mentioned the option of a 3rd party managing it but Tony Cornwall felt that would add cost.

Tony Cornwall mentioned that Chris Abbott was going to produce a document showing the social value which would be useful to the village and councillors. This needs to be followed up (Andy Wilkison said he would do this).

Tony asked about it going to Council in March and we said that we had informed Council the previous evening that this would be delayed to April/May time – potentially later. Katherine Hyett mentioned the possibility of having an update at the Annual Parish Meeting on May 8th – maybe an information stand or a presentation. This can be reviewed next month.

Tom Kershaw will speak to Vistry to see if they have social value fund or can help in any way. Katherine Hyett asked him for an updated poster of the whole site for the purpose of giving info to residents.

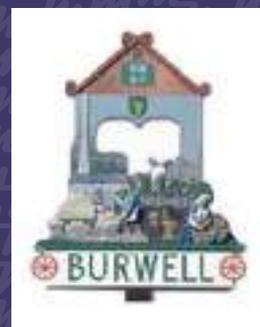
Andy Wilkinson emailed some sample photo's of the Crewe development to everyone.

Overview Document

Burwell Sports Hub

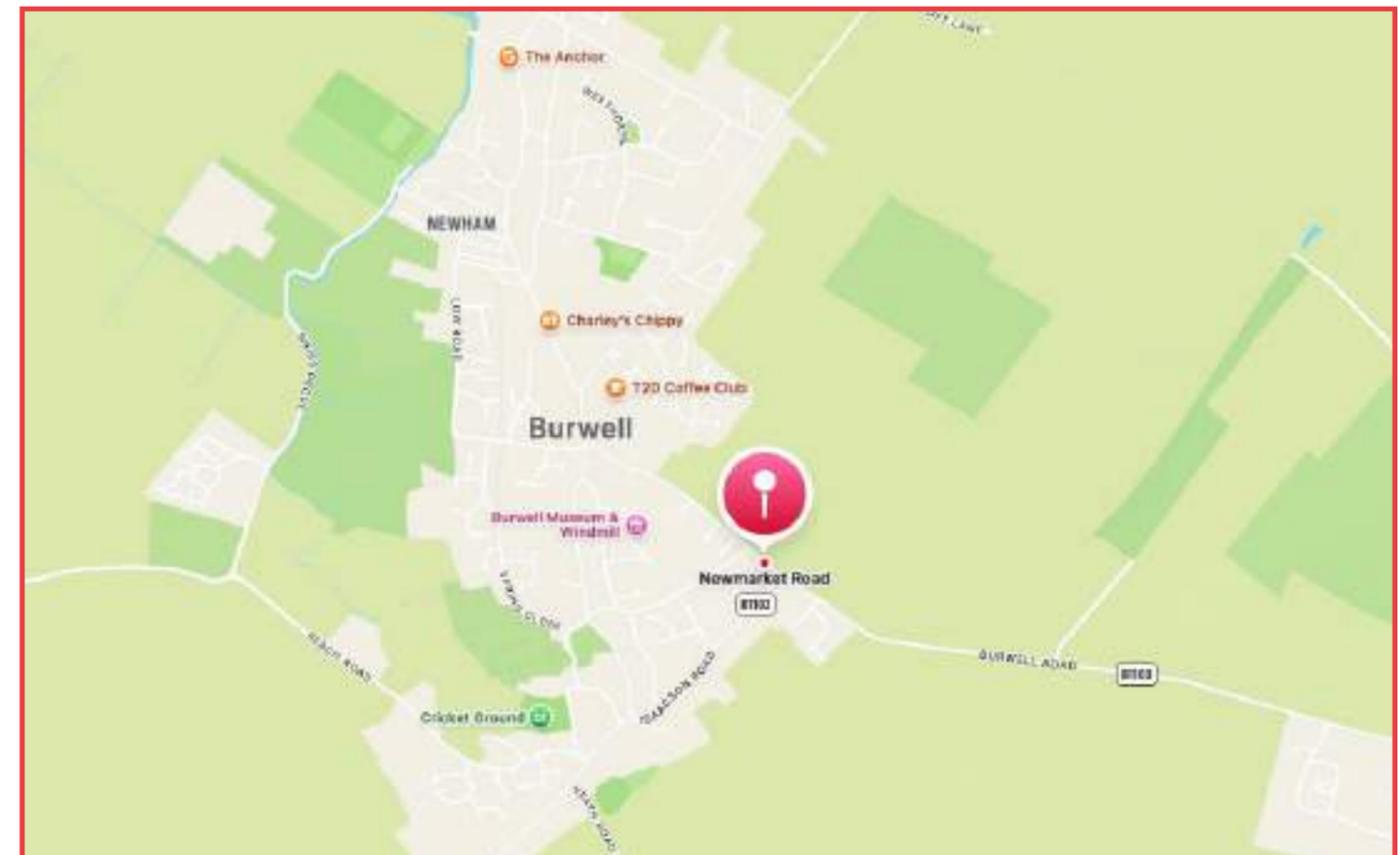
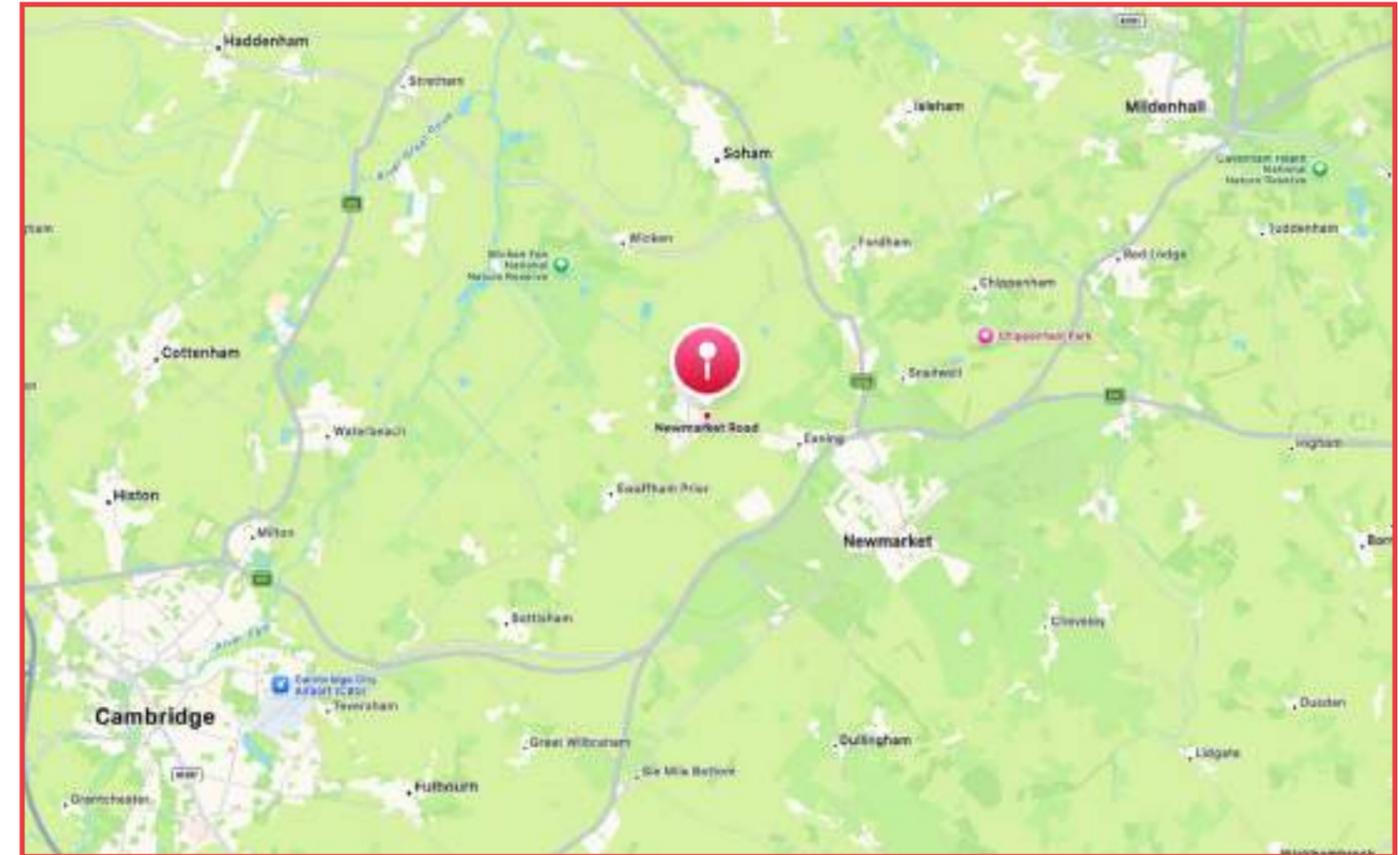


February 2026



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Project Context

The Cambridgeshire village of Burwell has a population of circa 8,000 people making it the fourth largest settlement in the district after the three market towns Ely, Littleport and Soham. The village is situated in the south of the district, 4 miles north of Newmarket and 11 miles north-east of Cambridge.

Burwell has a number of existing sports facilities at the Recreation Ground, Burwell Sports Centre and also grass pitches at Margaret Field. Football is one of the largest participation sports in the village and newly formed Burwell Football Club (amalgamated from the 3 clubs previously) now has over 20 teams with over 320 players. The clubs development plan shows growth to 32 teams and over 450 players. However, the club requires additional facilities to allow this growth to be realised.

In 2023, a taskforce, consisting of representatives from Burwell Parish Council, This Land & Burwell Football Club, commissioned a needs analysis and options appraisal report in order to assess the needs for the community in relation to the sports hub.

As part of this assessment, the audit of the local and regional sports and leisure facilities provided insights into the current supply and also the demand for these types of services from the Burwell community. The following statements summarise the audit and help to identify the needs of the community moving forward:

- In general terms, Burwell is comparatively well-served from a facility perspective for opportunities to take part in sports, leisure and physical activities.
- There is sufficient provision of sport and activity spaces for the current population, with a few noticeable exceptions (football pitches and fitness facilities).
- Burwell residents have access to 9 multi-purpose Sports & Leisure Centres within a 20 mile radius, plus the Burwell Sports Centre, which is located within the village.
- Burwell residents have access to a wide range of activities based at two community halls which are located within the village. Residents can also access further activities at 7 other village halls and community centres locally.
- People who play team sports, such as football, have access to pitches to play matches on. Burwell FC currently uses the Burwell Recreation Ground, Burwell Sports Centre and Margaret Field as their principle venues. This provision is at capacity, based on the amount of teams and pitches to play/train on.
- However, there is a distinct lack of floodlit training facilities for Burwell Football Club. Whilst there are 4 other training venues in East Cambridgeshire, these are predominately at capacity during peak periods and therefore Burwell FC have no access to good quality training facilities. This capacity has been confirmed by Cambridgeshire FA.

The needs assessment concluded that the demands for sporting facilities in the district and specifically in Burwell are largely met, with the exception of football. **There is a lack of floodlit training opportunities and insufficient grass pitches in Burwell to meet the realistic growth plans for Burwell Football Club.** There is also a 'potential' small deficit for fitness stations in East Cambridgeshire and this could be considered as part of the facility development in Burwell.

A new development (Millstone Park scheme), which is located at Newmarket Road will deliver 350 (potentially 420) new homes to Burwell. A series of sports pitches have been earmarked as part of the development scheme and the Section 106 agreement includes 3.8ha of sports & leisure provision that is to be transferred to Burwell Parish Council.



Following a series of stakeholder engagement meetings, it is clear that a potential scheme that would see the development of additional grass pitches, floodlit training and a fitness suite, would be supported from key agencies and organisations. These stakeholders include the Cambridgeshire FA and the Football Foundation. Furthermore, this scheme is also being supported by the local MP.

The Football Foundation and Cambridgeshire FA have visited the site on numerous occasions and have been kept continually updated about the potential scheme.

The project is listed on the Local Football Facilities Plan (LFFP) as a priority project.

Project Stakeholders

Burwell Parish Council - The local parish council would be the recipients of the land from the current land owner, via the Section 106 agreement. The parish council have held a long standing desire to see the development of new sports facilities on the site, since the original planning application was first submitted.



Burwell FC - The local community football club who continue to support the project and are desperate to see increased provision due to ever increasing demand for new teams and space for players to get involved.



This Land - The development company who are currently the land owner and are working with housing developers to coordinate the building of new homes.



Football Foundation - The nations funding organisation for all football projects. The foundation could be a significant funder for this project if application criteria can be met. The representatives from the foundation have been continually supportive of the project in the past few years.



Cambridgeshire FA - The local county football association and who control governance for all football related projects in this area. Cambridgeshire FC have continually reiterated their desire to support the project and have retained it on their Local Football Facilities Plan (LFFP).



Project Scope / Vision

The sports & leisure needs assessment, that was carried in 2023, concluded that in general the sports & leisure needs are met by the supply that exists within the village and the surrounding area. However, there were a few notable exceptions to this.

- There is an under-supply of floodlit training venues for football.
- There is an under-supply of grass pitches now and this is predicted to get worse as the population grows.
- There is a small under-supply of fitness stations across the area.

The project vision, which has been created following the results of the needs assessment work, is to meet the needs for football and to take advantage of an opportunity within the housing development on Newmarket Road, Burwell that offers 3.8ha of land as part of a section 106 agreement.

The vision is that the following facilities should be created within the Newmarket Road site:

- A new full sized 3G Football Turf Pitch (FTP) with floodlights, that offers all year round training.
- A new changing room pavilion - ideally with 4 changing rooms, multi-functional social space, small kitchen and associated ancillary facilities.
- Grass pitches to compliment the 3G FTP and the existing pitches at the Recreation Ground.
- Car Parking.

Furthermore, if they can be afforded (or partnerships with organisations who can provide the necessary capital in return for the land on a long term lease), the project should also consider including the following facilities:

- A small health & fitness facility which would include a small gym and make use of the multifunctional social space. This could be added to the pavilion building in a later phase.
- Padel courts - potential to bring different users to the site that provides a positive rental income to the overall operation and helps fund the ongoing cost of the sports hub.

The drawing on page 6 highlights how the project vision would be brought together. Note - we have used the drawing that was used by This Land for their planning application to show how the sports hub land could be used.

Project Scope / Vision



Security of Tenure

The ownership of the land (3.8ha that will form the sports hub) is subject to the Section 106 agreement between This Land and Burwell Parish Council.

Section 106 Agreement - the intention of the section 106 agreement is that the land will be passed from This Land to Burwell Parish Council. This is on the basis that:

- The land will be free from contaminants.
- The land will be level and capable of forming sports pitches.
- The land will have the right connections to utility services.

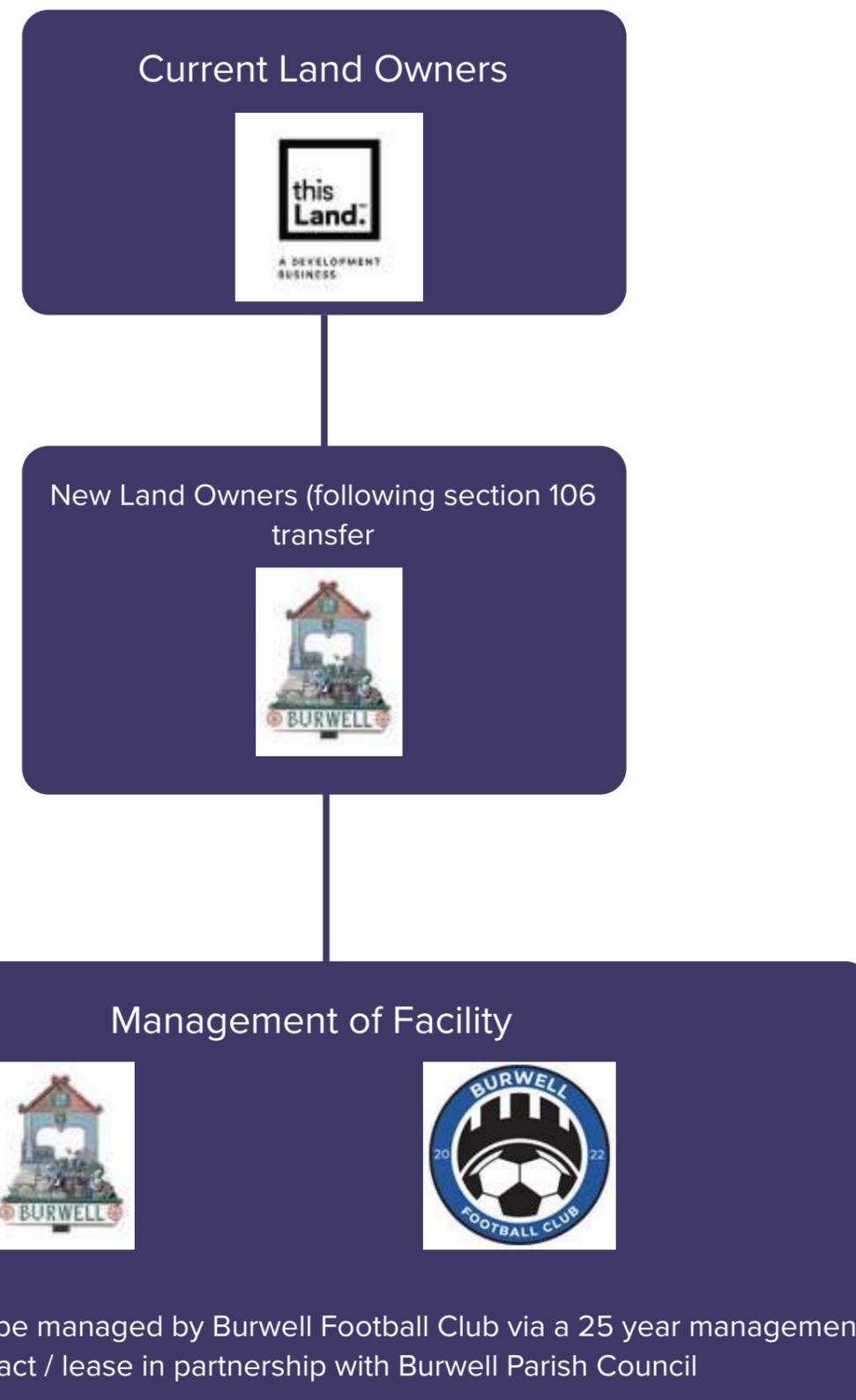
Through discussions with Duncan Jenkinson at FF in 2025, it was concluded that to satisfy these points, it would be appropriate to involve the Grounds Management Association (GMA) as they will be able to survey the ground, test the soil and recommend what works would be required. This has now been actioned and we are awaiting the agronomists report.

The key principles and formal process of passing the section 106 from This Land to Burwell Parish Council are captured below:

Section 106 Process

The transfer of the sports hub land is governed by the passing of a section 106 agreement between This Land and Burwell Parish Council.

- This agreement is triggered by the completion of the 100th dwelling being occupied.
- At this point, This Land are required to write to Burwell Parish Council to offer the land and the Council must decide if they wish to accept the offer.
- The Council would have two calendar months to accept.
- In order to accept, the Council must be sure that they have a development plan in place and a defined route to secure the funding required to enable the facilities to be constructed. The Council should also have a sustainable business plan in place to manage/operate the facilities.
- If the Council does not wish to accept the land, there is a possibility that a local sports club may be offered the land via the section 106, but they would also need to demonstrate a sustainable development plan and business plan.
- If the Council nor a local sports club wish to accept the offer of the land, the land could be retained by This Land. In this option, they may seek to apply for further planning permissions for additional housing development.



Justification of Need

East Cambridgeshire District Council Playing Pitch Strategy (PPS)

Strategically, the East Cambridgeshire District Council Playing Pitch Strategy (PPS) was published in May 2020. It investigated the key issues around the provision of facilities and services in rural areas, support for clubs, coaching and development in small communities and balancing the needs of residents and summer visitors.

Even though this PPS is now out of date, it identified that there was a deficit for most pitch types back in 2020 and this is likely to have increased since. This is an extract below:

5.10.2 Is there enough accessible and secured community use to meet current demand? NO - there is a deficit for most pitch types?

- Adult grass pitches: There is a collective deficit of 2.0 weekly match equivalent sessions at accessible, community-secured sites.
- Youth 11v11 pitches: There is a collective deficit of 3.0 weekly match equivalent sessions at the community-secured sites.
- Youth 9v9 pitches: There is a collective deficit of 2.0 weekly match equivalent session at community-secured sites.
- Mini-soccer 7v7 pitches: There is a collective deficit of 1.0 weekly match equivalent session at community-secured sites.
- Mini-soccer 5v5 pitches: There is a collective surplus of 2.0 weekly match equivalent sessions at the community-secured sites.

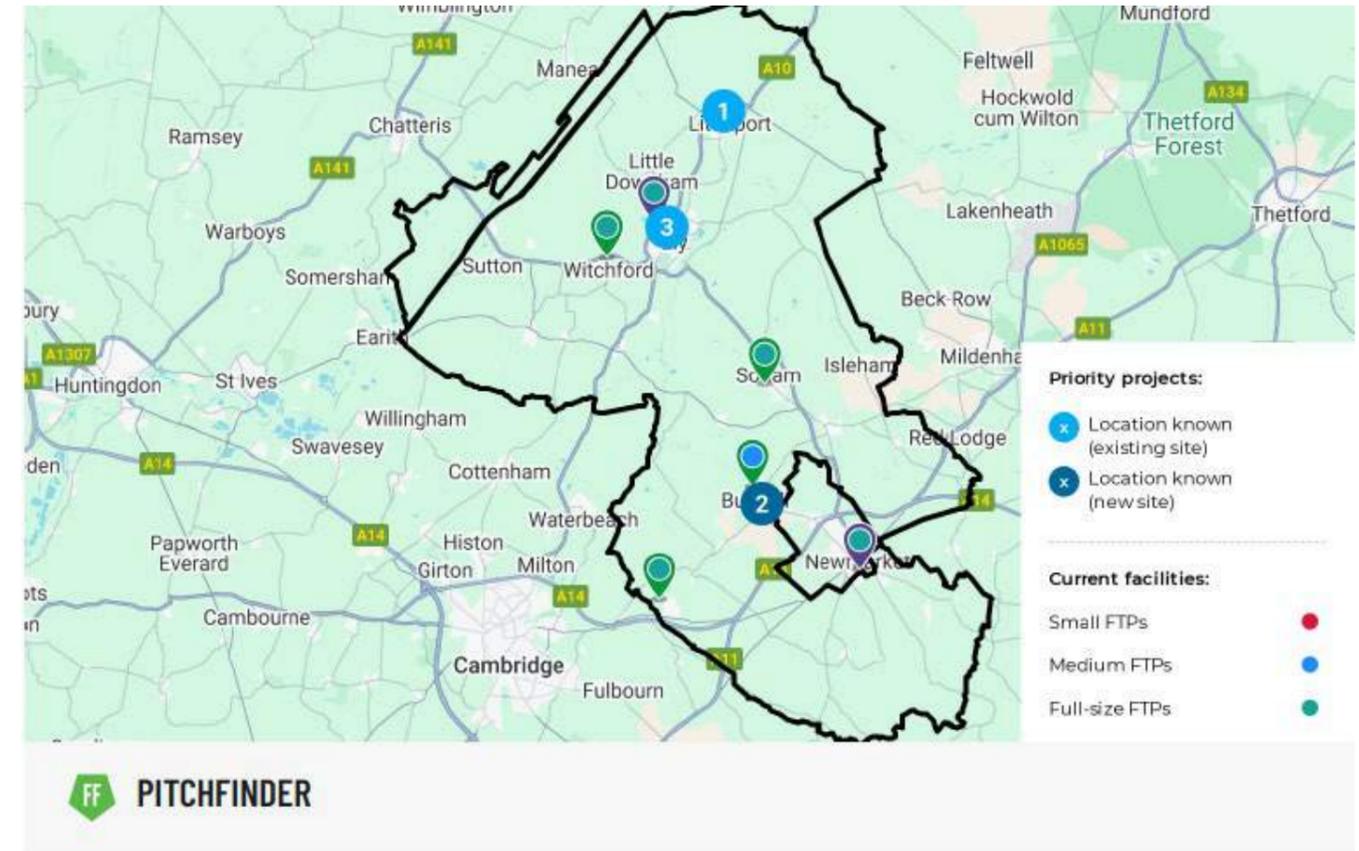
- '3G' football turf pitches: There is 7.5 hours of peak time availability at existing '3G' football turf pitches in the district, which is equivalent to 0.38 pitches. Based on the FA's calculation of training needs against current provision however, there is an assessed current shortfall of 1.89 pitches. The net position, deducting spare capacity from surplus demand, leaves a requirement for 1.51 additional pitches.

East Cambridgeshire Local Football Facilities Plan (July 2025) - extract from the LLFP is below

There is no up to date PPS and, therefore, demand for 11v11 3G FTPs has been calculated using the FA Training Ratio Model 1:38 as the starting point with further steering group interrogation.

On the basis of 299 teams in East Cambridgeshire (2024/25 affiliation data), there is a requirement for 7.75 11v11 3G FTPs. There are currently four 11v11 3G FTPs as well as two small-sided 3G FTPs which contribute to the FA Training Model (one 9v9 3G FTP and one 5v5 3G FTP). Based on the total supply (4.75 11v11 3G FTPs), **there is a current shortfall of three 11v11 3G FTPs in East Cambridgeshire.**

Newmarket Road in Burwell was identified in the LFFP as one of the Cambridgeshire FA's priority projects.



East Cambridgeshire Local Football Facility Plan 28/01/2026, 12:44

Priority projects

The following priority projects for potential investment are identified:

LITTLEPORT LEISURE

NEWMARKET ROAD, BURWELL

ELY COLLEGE

3G FTPS - FUTURE PARTICIPATION GROWTH

A project's overall score provides an indication of its potential outcomes and deliverability only (weighted twice as much towards the outcomes score). It does not impact the likelihood or level of any potential investment.

Justification of Need

Current Supply versus demand for Burwell

The need assessment that was carried out in 2023 by MLC confirmed that the club is currently not able to meet demand based on the current supply of facilities. The extract below highlights this:

Burwell Football Club would not be able to grow its membership base due to lack of facilities. This is quantified in the table below and indicates that there is currently no spare capacity for matches. This spare capacity is further compounded when training needs are taken into account.

Facility	Pitches available	Current teams	Pitches required per week	Pitch Surplus / Deficit	Spare Capacity
Burwell Recreation Ground	4*	12	6.5	-2.5	0
Margaret Field	2	6	3	-1	0
Total	6	19	9.5	-3.5	0

*Currently one 9v9 pitch is overlaid onto a full sized pitch"

The club are not be able to offer floodlit training throughout the whole season. This is based on the fact that currently the club utilise a portable floodlighting solution at Margaret Playing Field and shares lights with the Tennis club at Burwell Recreation Ground. This is not sustainable due to the nature and quality of the grass training areas. Therefore, these spaces cannot be used by the current quantity of teams throughout the season and this also prohibits club growth.

There are also issues at Burwell Recreation Ground with waterlogging. The heavy clay soil is very susceptible to retaining water. This means training and matches are regularly cancelled in order to try to protect the grass surface.

Neighbouring Local Strategic Reports

It is important to note that in the West Suffolk LFFP, a shortfall of one 11v11 3G FTP has been identified in the Newmarket area. There is considerable cross-boundary football activity in this area and as such, it is considered that a proportion of demand from the south east area of East Cambridgeshire could be accommodated via a 3G FTP development proposed in the West Suffolk LFFP (Newmarket area 3G FTP).

Other Sports

One multi-sport 3G FTP opportunity has been identified at Ely College, by converting the full-size hockey suitable AGP into a World Rugby compliant 11v11 3G FTP. Such development will benefit Ely Tigers RFC.

Burwell Parish Council and Burwell Football Club would be amenable to including a world rugby compliant 3G pitch shockpad if the demand for rugby training with Ely Tigers RFC and Newmarket Rugby Club were required.

Capital Cost

At this stage, the capital cost of construction of the sports hub facilities and development of pitches are based on benchmark costs from other projects. It is understood that as the project progresses, there is a need to develop the appropriate designs for buildings and pitches in order to more accurately predict the actual costs.

However, the current thinking is that the total capital cost of achieving the project scope / vision is as follows:

Sports Hub Element	Indicative Capital Cost	Comments
3G FTP	£850,000 to £1,000,000	Based on previous projects. Full sized 3G
Grass Pitches	£190,000	Based on providing a minimum of 2x11v11 grass pitches (97x61m) (As per Sport England guidance).
Pavilion Building	£600,000 - £800,000	
Car Parking	£70,000	Based on providing 60 spaces
Total Indicative Budget	£1,700,000 - £2,000,000	

Partnership Funding

Burwell Parish Council & Burwell FC have identified that there are multiple potential ways to contribute towards the development of the Sports Hub at Newmarket Road.

1. Section 106 funding – transfer of ownership of 3.8ha of land as part of Millstream Park Development
2. CIL Funding £200,000
3. Solar Farm Fund
4. EDF Funding
5. National Grid Community Projects
6. Club Fundraising
7. Private Investment
8. Funding from East Cambridgeshire District Council

The partner clubs (non Burwell FC clubs) would be tasked with raising a minimum of £5,000 per club.

We would also explore the following grant funding organisations for additional funding:

- Garfield Weston
- Place-Based Funding from Sport England
- Howdens
- National Lottery
- UK Shared Prosperity Fund



Management Arrangements

It is intended that the management of the 3G pitch and all other on-site community use facilities will be done in house by **Burwell Parish Council or Burwell FC**.

If managed by the **Parish Council or the Football Club** - we anticipate appointing our own employed staff to supplement existing roles. These new roles would be as follows:

- Site Manager
- Sports & Recreational Assistants - on a part time / casual basis

The above new roles plus a number of volunteer site staff will oversee the management of all daytime and evening community use.

We envisage that the site team will be responsible for opening and closing the facility on a day-to-day basis.

The site team will coordinate with a local 3G pitch maintenance provider to ensure that the pitch is properly maintained and is compliant with manufacture and FF guidelines.

The site team will be responsible for routine and deep cleaning of the changing rooms. The site team will conduct regular litter picking and cleaning of the 3G pitch areas.

We intend to utilise the Football Foundation's ClubSpark booking and management system. The Club Spark system will allow the Parish Council / Football Club to effectively (and efficiently) manage all pitch promotions / marketing, manage bookings and coordinate maintenance regimes.

Facility Security

The proposed location of the Burwell Sports Hub is ideal from a security perspective. The 3G Pitch and pavilion will sit within a gated and fully lockable facility. It is also adjacent to the main Newmarket Road and the new housing development so would have regular traffic passing by which means unauthorised use / vandalism would be visible.

There will be CCTV on site and this will cover the 3G pitch, changing rooms and car park.

We would also expect the 3G pitch fencing to be coated with anti-climb paint.

The Site Manager, coaches and other volunteers will operate work shifts to manage locking up for community users.

The Parish Council / Football Club will ensure all current safeguarding protocols are fully adhered to. There will be set protocols for daytime, evening and weekend use to ensure all players, parents and community users, plus any other visitors to the site, are kept safe at all times.

Facility Development Plan

The projects ability to meet Football Foundation outcomes

Women & Girls (W&G)

This project places a strong emphasis on increasing Women & Girls participation and is well aligned to the Football Foundation's expectation of achieving a minimum of 20% W&G usage during peak times (Monday–Friday, 5pm–9pm).

Burwell Parish Council and Burwell FC are already committed to growing Women & Girls football locally through established and planned partnerships with Cambridgeshire FA, Burwell Village College, the local School Sports Partnership and local schools.

As part of this commitment, we will protect Wednesday evenings as a dedicated Girls' and Women's football night, ensuring regular, visible and accessible provision during peak hours; specifically aimed at engaging the hardest-to-reach young people and increasing confidence and activity levels. This approach, combined with protected peak-time access, will support sustained growth in Women & Girls teams locally and help ensure the 20% peak-time usage target is achieved and maintained.

Multi-Sport Use

While football remains the primary use of the site, the project has been designed to support multi-sport outcomes, particularly rugby.

Burwell Parish Council and Burwell FC would be keen to explore a rugby-compliant shockpad as part of the 3G pitch construction. This would meet both the previously identified local rugby needs, and the RFU requirement for a rugby-compliant 3G shockpad, developed in partnership with Ely Tigers RFC and Newmarket Rugby Club.

There would be opportunities for the pitch to be used as an outdoor classroom space by the local primary schools (Burwell Village College & Fairstead House School). In addition, the facility could also be used as a venue to host multi-sport events in partnership with the local active partnership and school sports partnership.

Under-represented Groups

Addressing under-representation and tackling health inequalities is a core driver of this project.

Burwell Parish Council and Burwell FC want to build a sports hub that serves the local community including those hard-to-reach groups, in particular:

- Inactive and low-income residents,
- People with long-term health conditions,
- Older adults (particularly those aged 55–74),
- Rural residents affected by transport and access challenges.

Local data highlights that people aged 55–74 in poorer neighbourhoods are more than twice as likely to be physically inactive, and Burwell includes pockets of deprivation where these issues are particularly acute.

To address this, we will build on existing and planned partnerships with Burwell Youth Club, Burwell Surgery and local health, wellbeing and community groups with experience of working with hard-to-reach populations.

These partnerships will support targeted interventions focused on increasing physical activity, improving health outcomes and reducing social isolation.

Burwell Parish Council and Burwell FC have already embedded the Football Foundation's five-stage community engagement model, with ongoing engagement over the past couple of years. This provides a strong foundation for the continued development of inclusive, targeted programmes as the facility becomes operational.

Indicative 3G Pitch Usage

An indicative 'Programme of Use' (POU) has been developed to show the likely community use of the new 3G pitch . This is highlighted on page 14 (Year 1) and page 15 (Mature Year).

The POU includes the following key partners:

- Burwell Football Club
- Cambridge City FC
- Norwich City FC
- Newmarket Rugby Club

The table below is the key for the colours used in the programme of use on page 23..

Session Type	Colour	Income generating (Yes or No)
Pro - Club Hire		Yes - the usage during the day would be charged out at commercial rates
Primary & Secondary Schools		Yes - the primary & secondary schools would be charged, albeit at a significantly reduced rate
Recreational Football		Yes - Walking Football, social leagues, youth club, pay & play, Man v Fat
Women & Girls		Yes - but reduced rates for new players
Partner clubs		Yes - partner clubs will sign SLA's and will pay for all of their usage.
Commercial Hire / Pay & Play		Yes - any commercial organisations will pay for their usage. Pay & Play recreational usage will be charged at a low rate to encourage increased participation.
Other Sports		Yes - partner clubs will sign SLA's and will pay for all of their usage.
Maintenance		Times where the facility is out of action for routine, preventative maintenance

Usage Plan - Indicative Year 1 Programme of Use

The indicative weekly planner shows how a potential programme of use might look, should a new 3G FTP be developed at Burwell Sports Hub.

Day	9am - 10am	10am - 11am	11am - 12pm	12pm - 1pm	1pm - 2pm	2pm - 3pm	3pm - 4pm	4pm - 5pm	5pm - 6pm	6pm - 7pm	7pm - 8pm	8pm - 9pm	9pm - 10pm
Monday	Maintenance	Maintenance			Jockey Club Racecourses Pay & Play	Cambs FA Walking Football	Burwell Village College Primary School After School Sport				Social Walking Football Man v Fat	Cambs FA Leisure Leagues Men	
Tuesday									Burwell FC U6 Mixed	Burwell FC U10 Blacks & Blues Burwell FC U12 Blacks & Blues	Burwell FC U14 Burwell FC U15	Burwell FC U16 Burwell FC U17 Partner Clubs Fordham FC Men	
Wednesday				Cambridge Utd Academy Shadow Squad	Cambridge Utd Academy Shadow Squad	Norwich City Academy Shadow Squad	Norwich City Academy Shadow Squad			Burwell FC U6 Girls Burwell FC & Cambs FA Squad Gurls U14-U16	Cambs FA Leisure Leagues Ladies Burwell FC Ladies Veterans	Burwell FC Ladies W&G Pay as you Play Ladies Walking Football	
Thursday					Cambs FA Walking Football				Burwell FC U7 Burwell FC U8 Blues & Blacks Burwell FC U9	Burwell FC U13 Blacks & Blues Burwell FC U11 Blues & Blacks	Burwell FC U18 Burwell FC Mens Veterans	Burwell FC Men 1st Team Burwell FC Mens Reserves	
Friday	Maintenance	Maintenance								Burwell Youth Club Friday Night Football Project	Cambs FA Social Leagues Newmarket Rugby Club	Cambs FA Social Leagues Newmarket Rugby Club	
Saturday	Burwell FC U7 Burwell FC U8 Blacks & Blues Burwell FC U6	Burwell FC U9 Burwell FC U10 Blues & Blacks	Burwell FC U11 Blues & Blacks Burwell FC U12 Blues & Blacks	Burwell FC U13 Blues & Blacks	Burwell FC U14/U15	Burwell FC Mens 1st Team / Reserves	Burwell FC Mens 1st Team / Reserves	Burwell FC Mens 1st Team / Reserves					
Sunday		Burwell FC Mens Veterans	Burwell FC Mens Veterans	Burwell FC Ladies 1st Team	Burwell FC Ladies 1st Team	Cambs FA & Burwell FC Central Venue League Womens Veterans	Cambs FA & Burwell FC Central Venue League Womens Veterans				Burwell Youth Action Group		



Usage Plan - Indicative Mature Year Programme of Use

The indicative weekly planner shows how a potential programme of use might look, should a new 3G FTP be developed at Burwell Sports Hub.

Day	9am - 10am	10am - 11am	11am - 12pm	12pm - 1pm	1pm - 2pm	2pm - 3pm	3pm - 4pm	4pm - 5pm	5pm - 6pm	6pm - 7pm	7pm - 8pm	8pm - 9pm	9pm - 10pm
Monday	Maintenance	Maintenance			Jockey Club Racecourses Pay & Play	Cambs FA Walking Football	Burwell Village College Primary School After School Sport			Partner Clubs Exning FC	Partner Clubs Exning FC	Cambs FA Leisure Leagues Men	
Tuesday					Burwell House School	Burwell House School			Burwell FC U6 Mixed	Burwell FC U10 Blacks & Blues Burwell FC U12 Blacks & Blues	Burwell FC U14 Burwell FC U15	Burwell FC U16 Burwell FC U17 Partner Clubs Fordham FC Men	
Wednesday				Cambridge Utd Academy Shadow Squad	Cambridge Utd Academy Shadow Squad	Norwich City Academy Shadow Squad	Norwich City Academy Shadow Squad		Burwell FC U6 Girls	Burwell FC Girls U7 / U11 / U12 & U13	Cambs FA Leisure Leagues Ladies Burwell FC Girls U14 & U15	Burwell FC Ladies Burwell FC Ladies Veterans	
Thursday					Cambs FA Walking Football				Burwell FC U7 Burwell FC U8 Blues & Blacks Burwell FC U9	Burwell FC U13 Blacks & Blues Burwell FC U11 Blues & Blacks	Burwell FC U18 Burwell FC Mens Veterans	Burwell FC Men 1st Team Burwell FC Mens Reserves	
Friday	Maintenance	Maintenance								Burwell Youth Club Friday Night Football Project	Cambs FA Social Leagues Newmarket Rugby Club	Cambs FA Social Leagues Newmarket Rugby Club	
Saturday	Burwell FC U7 Burwell FC U8 Blacks & Blues Burwell FC U6	Burwell FC U9 Burwell FC U10 Blues & Blacks	Burwell FC U11 Blues & Blacks Burwell FC U12 Blues & Blacks	Burwell FC U13 Blues & Blacks	Burwell FC U14/ U15	Burwell FC Mens 1st Team / Reserves	Burwell FC Mens 1st Team / Reserves	Burwell FC Mens 1st Team / Reserves					
Sunday		Burwell FC Mens Veterans	Burwell FC Mens Veterans	Burwell FC Ladies 1st Team	Burwell FC Ladies 1st Team	Cambs FA & Burwell FC Central Venue League Womens Veterans	Cambs FA & Burwell FC Central Venue League Womens Veterans				Burwell Youth Action Group		



Changing Facilities



The multi-sport hub site would need a minimum of 2 changing rooms and toilets.

However, the ideal solution would be that the changing pavilion would have 4 changing rooms, toilets, accessible changing, kitchen and some social space.

In addition, if the social space could be multi-functional to allow for other users to hire the facility, this would be deemed as a huge positive and would allow the site to generate other non-sporting income.

Location & Parking



The site will be easily accessible from Newmarket Road and circa 60 car spaces will be created adjacent to the pavilion building.

Pavilion Building & Car Parking

Access



The site entrance is being formed from Newmarket Road and will share road access with home owners and visitors to the new housing on the site. This picture shows the area where the junction is being formed.

The plan shows that vehicle access into the sports hub land is via the road and into the car park.

Floodlights

The Football Club currently has portable floodlights on its sports pitches. However, these are low quality, over used and notoriously unreliable.

The Parish Council / Football Club envisages that the new 3G pitch will be floodlit as this will allow year round usage and enhance the desire to open up the sports hub for increased levels of community use.

The Parish Council / Football Club have considered the potential location of the 3G pitch in relation to both the planning implications but also from an operational perspective.

We have indicated that the proposed location should be on the southern side of the site where there are no existing houses in close proximity. This will be advantageous from a planning perspective, as we will be able to demonstrate that the light spill from the new pitch will not impact any of the houses.

In summary, whilst we recognise that there is currently no sports floodlighting on site, the new community customer journey from the road, to car park and then to the pitch will be fully floodlit.



Mulhall
LEISURE CONSULTANCY

THIS LAND Ltd

**Technical assessment of the
proposed sports ground**

at

BURWELL SPORTS HUB SITE

BURWELL, CAMBS.

FEBRUARY 2026

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Fig 1. Google Earth image of the full site and surrounds, central area with soil stripped, 2025.

1.0 Executive Summary

- 1) The client, This Land Real Estate Developers (TL) have Cambridgeshire County Council as shareholders and are involved in the management of the planning process for housing development land. Their Millstone Park site at Burwell includes a proposed sports hub area of circa 4.7ha with the land to be transferred to Burwell Parish Council (BPC) via a Section 106 agreement. The agreement does not in this case include a lump sum to help fund the sports elements. As the TL website news section states:

“Residents will also benefit from new sports facilities, which will be built and managed by the Parish Council using land provided by This Land. As part of the plans, This Land is supporting the Council with the delivery of the pitches and infrastructure”.

The development team includes This Land, Flagship Homes and Linden Homes/Vistry Homes (East Anglia), the site including 350 new houses plus green spaces and play areas. Pegasus Urban Development Ltd produced the initial sports area layout (Fig. 2).

The site of the future sports hub currently has over 10,000 cu.m of topsoil and other material mounded on it. This is proposed to be spread over the site by TL in early spring 2026 prior to handover to BPC. The implications of this are discussed with the potential budget cost effects. This includes the current option of including an artificial grass pitch (AGP) on the site, over and above planning application requirement to provide sports facilities including a pavilion and grass pitches.

The site findings indicate that a formal piped land drainage scheme may not be required due to the soakaway capacity of the underlying chalk and limestone soil

profile and strata. The topsoil is compactable when played on in winter and will require particular attention to decompaction treatments. In summer, some level of irrigation may be needed to help renovate high-wear areas in dry conditions.

Several basic layout options are illustrated in this report, with many sub-options possible to combine senior and junior grass pitches and artificial grass pitches of different sizes.

2) The project and stakeholder team includes:

- Tom Kershaw, Senior Land & Development Manager, This Land
- Katherine Hyett, Clerk to Burwell Parish Council
- Craig Mulhall of Mulhall Leisure Consultancy
- Andrew Wilkinson AWSE Consultants
- Joseph Hall, Facilities Planning Manager (Southeast and East Region) and Duncan Jenkinson of the Football Foundation.
- Katie Critchley, Cambridgeshire FA.
- Tony Cornwall, Chairman of Burwell FC

Consultant Contact Details:

Grounds Management Association
28 Stratford Office Village
Walker Avenue
Wolverton Mill East
Milton Keynes, MK12 5TW

Tel: 01908 312511 www.thegma.org.uk

Report by: David Hemstock, BSc, DipAgrEng, IEng, MIAgrE,
Agronomist and Soil & Water Engineer, GMA Consultant
Member of the Register of Independent & Professional Turf Agronomists
Member of the Sports & Play Construction Association

Client: This Land Ltd

Address:
Tom Kershaw, Senior Land & Development Manager
This Land, Compass House
Histon
Cambridge, CB24 9AD

Tel: 07496 871754

Email: tomkershaw@this-land.co.uk

Limitations of this report

Any recommendations contained within this report do not constitute a specification for the works outlined, nor can the recommendations be guaranteed to fully correct any issues or concerns found at this stage.

2.0 Introduction

1. The client brief is for the production of a comprehensive technical report following a site assessment visit, outlining site conditions and to make recommendations on work required to construct the new sports ground to achieve a minimum of the GMA 'Good' standard quality recommendations and FA/FF standards. To include the following works:

Work package 1 (WP1) – Desktop review of forwarded documentation. Carry out a site visit to assess the general conditions, natural soils and any stored soils, drainage, etc. Review history, hydrogeology, climatic and player usage factors.

Make recommendations on construction, drainage and turf, with maintenance aspects outlined, providing a comprehensive report with indicative costs together with CAD-based drawings, including AGP layouts (x2).

2. The proposals within this report include suggested modifications to the proposed layout, with budget costs based on sports field drainage being installed to the full field area, grass pitches and margins, with the proposed 3G AGP 'futureproofing' spatial elements included.
3. A meeting was held on site on the 13th of January 2026 with Tom Kershaw of This Land. Detailed assessment of the soil mounds by the TL geotechnical consultant were also underway. Weather conditions on the day were overcast with some rain, with a temperature of 7 degrees C. Ground conditions were damp but firm over the whole field area, with the surface beginning to soften with the continuing rain.
4. Documents forwarded or obtained include:
 - Existing site topographic survey base plan in DWG format
 - Burwell Outline Consent Plan with original sports pitch layout
 - Site Investigation from 2021
 - GE23374 Burwell Stockpile Report, 11/2025, Geoenvironmental Ltd
 - Burwell Sports Needs Analysis & Options Final Report & Executive Summary.
 - East Cambridgeshire District Council Planning Portal reference 25/01073/FUM, Phase 6 application, including:
 - Flood Risk Assessment, Parts 1/2/3, WSP Ltd
 - Proposed drainage strategy
 - Surface water calcs.
 - Landscaping plans
 - Other planning applications - 15/011175/OUM, 20/01755/RMM
 - Site imagery and other general information
 - Soil agronomic analysis – GMA/NRM Laboratories



Fig 3. Views of the future sports ground area – access, view towards Newmarket Road and (bottom) the soil mounds.

3.0 Site Assessment

3.1 Site Overview

3.1.1 The site is currently accessed from a new spur road leading directly off Newmarket Road. The first phase access road system is constructed but not all roads have been named at present. The sports ground is located on what was previously agricultural land. The boundary is currently part fenced with Heras, part with original agricultural fencing.

3.1.2 The total site area including the grassed field, pavilion, car park is approximately 4.66 ha. The areas of the sports ground as marked on the planning application preliminary layout in Fig. 2 are measured as:

- *Sports ground estimated total grassed area – 33,000 sq.m*
Playing surface area – 31,100 sq.m including 3m margins.
- *Senior Pitch 1 - 107 x 66m + 3m margins.*
- *Senior Pitch 2 - 107 x 66m + 3m margins.*
- *U12 Junior Pitch 1 - 68 x 45m + 3m margins.*
- *U12 Junior Pitch 2 - 68 x 45m + 3m margins.*
- *U12 Junior Pitch 3 - 68 x 45m + 3m margins.*
- *Pavilion area – 2,800 sq.m*

3.1.3 **Agro-climatic data** for the site, Cambridgeshire area (Area 28 MAFF Climate & Drainage Bulletin) includes the following averaged information:

- *The annual rainfall is approximately 575mm/year (plus climate change factor).*
- *Heaviest rainfall expected in 1 day for a 10-year return period is approx. 26mm.*
- *Return to Field Capacity ('soil saturation') is on average late November.*
- *End of Field Capacity is on average mid to late-March.*

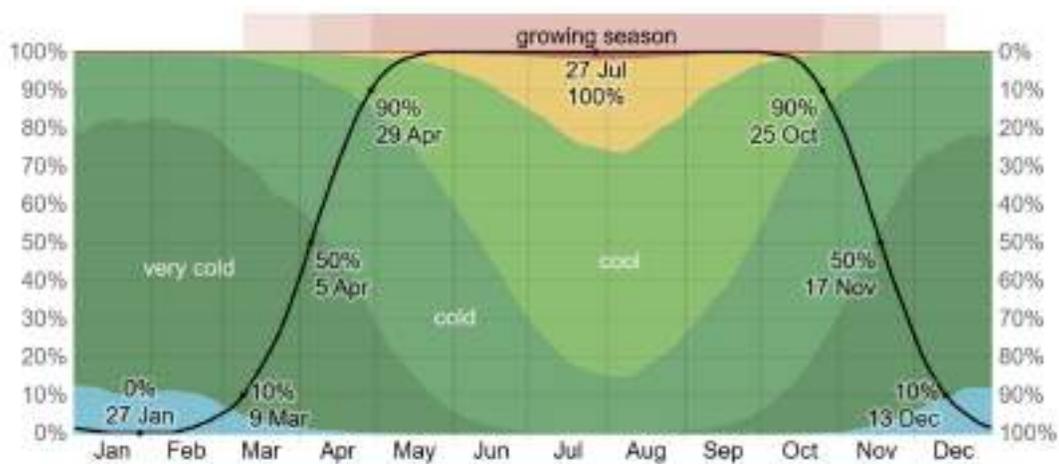
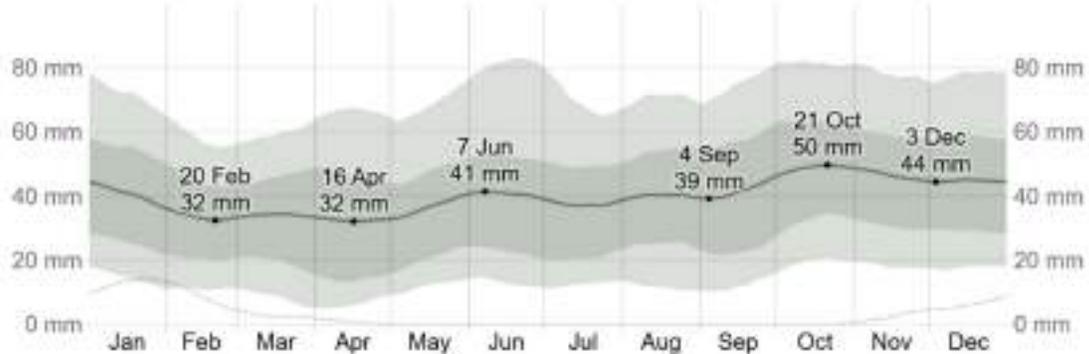
The end of field capacity is a good marker for the better timing of soil movement to avoid damage to topsoil. This is also when topsoil becomes less prone to damage from trafficking (feet and wheels) when wet, with grass transpiration and evaporation helping to dry out the soil surface.

The growing season for grass is also linked to the warming conditions at this time; the best time to fertilise is when the grass is actively growing and soil moisture is adequate, typically from March/April onwards. Using Growing Degree Days (GDD) for grass fertilization, ensures nutrients are applied when the grass is actively growing, typically when soil temperatures reach 8°C – 10°C or above. GDD allows for precise, weather-driven application rather than relying on the calendar, often aiming for roughly 200 GDD for programming the fertilizing.

In summary, the site lies in a medium annual rainfall area with a relatively late return to Field Capacity (soil saturation); an April to October growing season, and a late-November to late-March winter period during which the playing surfaces are affected by high wear from soccer and the soil compaction resulting, combined with minimal grass growth. Good drainage will be necessary for soccer use in winter.

The spring/summer grass recovery period is relatively long but limited by the potentially minimal soil moisture levels, with the chalk below the topsoil holding less water than for a clay soil profile for example.

Average monthly rainfall for Burwell:



Growing Degree Days (GDD):



Fig 4. Climatic data for Burwell area – rainfall and average growing season.

3.2 Assessment Methods

A desktop overview of the site using satellite imagery and provided/downloaded documentation was carried out prior to the site visit. A topographic survey-based site plan was used to check landform and develop sketch layout options.

The site was assessed by hand-digging trial pits to check soil characteristics and drainage status of the soil profile on both the field area and the surrounding topsoil mounding. Samples of topsoil were taken for agronomic analysis.

Geo-Environmental have produced a report on the composition of the mounds around the site, dated 5/11/25, understood to be supplemented in due course with analyses from various points.

4.0 Observations

4.1 Soil Conditions

The soils in the area around Burwell are described as LandIs Soilscape 3 classification, shallow lime-rich loamy soils over chalk or limestone. These soils are prone to droughtiness in prolonged dry weather. More specifically, the soil association is the 0343f NEWMARKET 1, of shallow, calcareous coarse loamy rendzina soils. The patterned ground, often a characteristic of the association, may consist of alternate deep and shallow soils every few metres.

The soils are permeable and overlie the chalk or chalky drift, so the soils are well-drained (Wetness Class I). They readily absorb winter rain with little run-off. Crops obtain some moisture from the chalk, but the coarse textured soils are moderately or very droughty for most arable crops. All the soils are very droughty for grass.

The soils are particularly easy to work, and their field capacity period after rainfall is short and drainage is rapid. This allows cultivations within a day or two of heavy rain. There is time for some landwork even in winter. Nutrients are rapidly leached from the soils, so top dressings of nitrogen are often applied in both February and March.

In essence, the soil type requires good drainage to allow trafficking through winter (for sports use and equipment) through decompaction of topsoil rather than pipe-drainage, although some drainage may be advisable to maintain a connection between surface runoff and the chalk below if the surface is compacted, i.e. through play when the soil is wet.

Some 'made-ground' areas are noted to exist, informal track and parking areas where the topsoil has been stripped and stone laid. There were small areas of surface debris concrete, etc.

The topsoil was of a consistent quality over the site and around 300mm deep where the original land was undisturbed. Otherwise, large soil mounds cover around one third of the sports hub area. These mounds are notated with the type of material, topsoil/soil/stone. On the day of the assessment further investigation of the mounds and what they were made up of was underway.

A sample of the topsoil was taken for analysis from the field and the mounds, with the results given below:



ANALYTICAL REPORT			
Report Number 36290-26	B563		
Date Received 19-JAN-2025			
Date Reported 26-JAN-2025			
Project SOIL			
Reference BURWELL SITE			
Order Number PO 151 HD			
Laboratory Reference	SOIL790794	SOIL750765	
Sample Reference	SAMPLE 1	SAMPLE 2	
Determinand	SOIL	SOIL	
Very Coarse Sand 1.0 - 2.0mm	1	0	
Coarse Sand 0.5 - 1.0mm	4	2	
Medium Sand 0.25 - 0.50mm	8	7	
Fine Sand 0.15 - 0.20mm	7	7	
Very Fine Sand 0.05 - 0.10mm	15	10	
Silt <0.002mm	30	30	
Clay <0.002mm	29	32	
Textural Class **	CL	CL	
Notes			
Analysys Notes			
The sample submitted was of adequate size to complete all analysis requested.			
The results as reported relate only to the item(s) submitted for testing.			
The results are presented on a dry matter basis unless otherwise stipulated.			
This test report shall not be reproduced, except in full, without the written approval of the laboratory.			
Document Control			
** Please see the attached document for the definition of textural classes.			
Reported by			
<i>Teresa Clyne</i>			
Natural Resource Management, a trading division of Calwood Scientific Ltd.			
Coopers Bridge, Brackley Lane, Brackley, Berkshire, RG42 6NS			
Tel: 01344 885338			
Fax: 01344 890572			
email: enquiries@nrm.uk.com			

USDA Textural Class Abbreviations

The texture classes are denoted by the following abbreviations:

Class	Code
Sand	S
Loam	L
Silt	Z
Loamy loess	LS
Sandy loam	SL
Silt loam	ZL
Sandy clay loam	SCl
Clay loam	CL
Silt clay loam	ZCl
Clay	C
Silty clay	ZC
Sandy clay	SC

Fig 5. Topsoil analysis results for the undisturbed area and mound samples, both Clay Loam.





Fig 6. The topsoil overlies a hard chalky subsoil



Fig 7. Left – Mound 'K' appears to be mostly topsoil.
Right – The soil does compact and smear under trafficking when wet.



Fig 8. The mounds on the sports hub site, Mound 'K' is the largest of approx. 10,000 cu.m



Fig 9. There are small areas of debris present. Some areas have little or no topsoil.

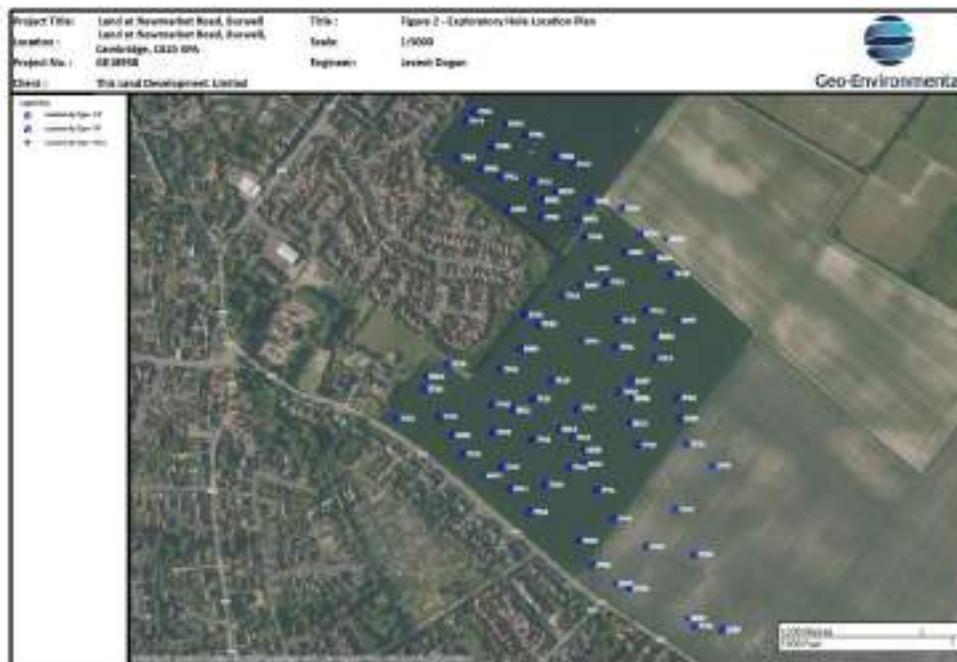


Fig 10. The original 'planning' layout with mounds superimposed.



		discharge to the drainage ditch network, possible at greenfield run-off rate would be required, under an extension of riparian rights.
Environmental Considerations	Human Health	Given that no contaminants of concern above the respective guideline values for a proposed land use have been identified within the soils, it is considered that remedial measures to protect end users are not required.
	Groundwater	No evidence of mobile contamination was encountered within the soils. In the absence of any specific pollutant linkages, no risk mitigation measures are considered to be required.
	Ground Gases	No ground gas protection measures are required.
	Radon Gas	No radon protection measures are required.
	Built Environment	The use of PE or PVC or similar is recommended, but subject to confirmation from the water utility company.
	Waste Disposal	Initially, the results of the laboratory testing were submitted for Catwaste classification, the results confirmed that the near surface soils did not have any properties that would deem the material hazardous waste. In addition, twenty-five samples of the shallow soils were submitted for Waste Acceptance Criteria (WAC) Tests. The results of the WAC testing indicated a number of samples exceeded the inert landfill WAC for dissolved organic carbon. Therefore, should the Topsoil be removed for off site disposal it is likely to require disposal at a non-hazardous landfill. However, the general chemical testing on the Topsoil has indicated that it is suitable for re-use on site within private gardens or landscaped areas.
Further Action: <ul style="list-style-type: none"> Submit chemical testing results to appropriate waste facility to confirm waste classification. A discovery strategy should be maintained during development such that any abnormal conditions [geotechnical or potential contamination] are identified and their potential impact on the proposed development assessed prior to determining any potential mitigation measures. 		
<i>This Executive Summary is intended to provide a brief summary of the main findings and conclusions of the investigation. For detailed information, the reader is referred to the main report ref. GE18958-GAR-FEB21.</i>		

Fig 11. The Geo-Environmental reports include conclusions on topsoil requiring disposal as 'non-hazardous waste' if removed from site.



positions. Table 5.1 summarises the soakage rates, which were calculated based on the results of the soakage testing:

Reference	Geology	Depth (m)	Calculated Infiltration Rates (m/s)		
			1 st Cycle	2 nd Cycle	3 rd Cycle
INFRA-SA01	Grey Chalk Subgroup	2.10	3.7X10 ⁻⁴	4.0X10 ⁻⁴	3.4X10 ⁻⁴
INFRA-SA02 ^{kl}	Grey Chalk Subgroup	2.00	-	-	-
SA01	Grey Chalk Subgroup	1.00	3.2X10 ⁻⁵	2.3X10 ⁻⁵	1.2X10 ⁻⁵
SA02	Grey Chalk Subgroup	1.00	N/D	N/D	N/D
SA06	Grey Chalk Subgroup	1.80 ^{kl}	2.5X10 ⁻⁴	2.1X10 ⁻⁴	2.1X10 ⁻⁴
SA07	Grey Chalk Subgroup	1.00	2.3X10 ⁻⁵	1.2X10 ⁻⁵	1.6X10 ⁻⁵
SA09 ^{kl}	Grey Chalk Subgroup	2.00	-	-	-
SA11	Grey Chalk Subgroup	2.50	3.9X10 ⁻⁴	2.3X10 ⁻⁴	2.7X10 ⁻⁴
SA12	Grey Chalk Subgroup	2.50	8.5X10 ⁻⁵	6.9X10 ⁻⁵	6.2X10 ⁻⁵
SA13 ^{kl}	Grey Chalk Subgroup	2.50	-	-	-

N/D: Not determined due to insufficient fall in head over two day period
^{kl}Infiltration was too fast to determine the rates, i.e. a head of water could not be achieved when 2000 litre of water was pumped into the pit over a period of 5 minutes.
^{kl}Collapsed

Table 5.1 Summary of Soakage Test Results

Based on the above results and ground conditions encountered on site, it is considered that conventional soakaways would be suitable for discharging storm water run-off to the ground where more blocky chalk layers are encountered.

Furthermore, given the presence of chalk which was encountered at shallow depths ($\leq 1.0\text{m}$) across the site, it is recommended that early consultation with the Environment Agency (EA) is sought to determine whether they would agree in principle to discharge the stormwater into the chalk as well as to clarify their requirements for any permit.

Fig 12 (a & b). The Geo-Environmental reports conclusions on runoff soakaway effect.

4.2 Site levels & gradients

The general elevation of the field centre is around 19.5m ASL. The site slopes evenly from 19.7 in the north-west to 18.3 in the south-east, a distance of 340 metres. The overall gradients of around 0.4-in-100 or 0.25% for the original ground area well within the Sport England recommendations for soccer:

SPORT ENGLAND GRADIENT RECOMMENDATIONS:

Direction of play < 1.25% = less than 1:80

Across play < 2% = less than 1:50

The point regarding topsoil spreading was discussed on site with Tom Kershaw, with the potential to spread excess topsoil over the area if necessary but with an effect on the further work required to prepare the sports pitches, drainage and other linked factors.

4.3 Drainage

The soil profile around Burwell is generally a variable topsoil depth over chalk and limestone, which is free draining. On examination of historical satellite imagery on Google Earth, very little agricultural land drainage can be identified in the area, runoff percolating through into the chalk and limestone layers. The flood risk image below indicates that only small areas in extreme rainfall events have a surface water problem:



Fig 13. EA drainage map. Even with a 1-in-1,000 year storm, very little surface water is predicted.



Fig 14. Existing drainage image. A soakaway swale (right, along the boundary fence) has been formed on the eastern boundary of the sports hub site by stripping topsoil.

To maintain the site's natural soakaway capacity for runoff, the topsoil must have a good percolation capacity through prevention of a compact surface layer. Typically, a soil type such as is present on site will compact up to 100mm deep due to the effects of feet and wheels when wet, in the winter soccer season.

The proposal to consider installing an artificial grass pitch (AGP) soon, or in the future, may also take advantage of the soakaway effect of the subgrade. However, some variability on the infiltration rate over the subgrade surface can be expected, to be assessed during planning.

4.4 Vegetation

The proposed playing field area and mounds have a dense covering of weeds. These weeds have undoubtedly seeded over the summer, so the seed bank in the soil will be high.

It was suggested on site that weed control on the field and mounds could be initiated by discing over the flatter area and strimming or flailing the mounds, either by hand or using a robotic flail mower for steep slopes, gathering the brash for removal from site.



Fig 15. The soil mounds and future playing field area have a dense cover of grass weeds and broadleaved weeds.

4.5 Services

Overhead and underground services are present in and around the site; cables, gas pipes, etc. Information on these is held by the client and housing developer.

5.0 Recommendations

5.1 Design and Construction Proposals

5.1.1 Project Proposals – The current programme for developing the sports hub area is planned to be initiated in March 2026 with the spreading of topsoil over the playing field area by This Land. From this point, the stakeholder team under Burwell Parish Council are understood to be responsible for delivering the pitches and other facilities. As a minimum, senior and junior grass pitches are to be developed over the area, with a pavilion and parking planned as an integral part of the Sports Hub.

This Land are the current freeholders with the S106 agreement stating that the land is to be transferred to BPC after 100 houses are completed. The estimated cost of the full project is £1.5 million but BPC currently have only an allocated £200,000 of CIL funding.

Currently proposed facilities include:

- *Grass pitches - 5v5, 7v7, 9v9, one senior match pitch 11v11 (Burwell FC preference)*
- *Clubhouse with 4 x changing rooms*
- *Parking – 50 to 60 spaces*
- *Padel courts*
- *Rugby training on the AGP/grass*
- *The project may develop to encompass a 3G (4G) AGP plus:*

The County FA and Football Foundation are in support of the project and are working on funding opportunities. They have identified a need for a 3G pitch in the area through the local playing field strategy.

Burwell FC are to be the primary users and may take the lease on for the sports hub. They currently have 22 teams, men's and women's, playing on three different sites at the moment with relatively poor facilities; Burwell Recreation Ground with 4 pitches that flood, training on a sports centre MUGA for half teams, and a private 3G at the British Racing School in Newmarket. The club has 2 teams per age group and are sure they can increase to playing on 3 nights plus Saturday and Sunday, possibly doubling the number of girls/women's teams.

Various options are illustrated below for the setting out of pitches for different age groups. With the shape and size of the area, there are many layout options. Ultimately, the grassed area constructed for soccer can be marked out differently week to week for alternative uses.

A business plan examining various development options has been produced by Craig Mulhall of Mulhall Leisure Consultancy and Andrew Wilkinson of AWSE Consultants, examining the financial feasibility of grass and artificial pitch layouts, with:

- Initial estimates for the pavilion are around £750,000.
- For the full-sized 3G approximately £1.1 million.
- GMA cost estimates for the basic grass pitch options (and AGP) are presented below.



Fig 16. Layout option 1 – for grass only pitches, one first team pitch plus junior pitches – there are many connotations for line-marking other pitch size combinations.



Fig 17. Layout option 2 – for grass and full-sized 3G AGP, the senior sized pitches could be ‘subdivided’ for junior pitch layouts with alternative line-marking



Fig 18. Layout option 3 – for grass and full-sized 3G AGP, with junior pitch options.



Fig 19. Layout option 4 – for grass and smaller sized 3G AGP, with junior pitch options.

FA Recommended pitch and ball sizes from 2013/2014

Age	Format	Ball Size	Pitch Size (yards)	Pitch Size (metres)
U7	5 v 5	3	30x20 to 40x30	27.43x18.29 to 36.58x27.43
U8	5 v 5	3	30x20 to 40x30	27.43x18.29 to 36.58x27.43
U9	7 v 7	3	50x30 to 60x40	45.72x27.43 to 54.86x36.58
U10	7 v 7	4	50x30 to 60x40	45.72x27.43 to 54.86x36.58
U11	7 v 7 (Primary Sch.)	4	50x30 to 60x40	45.72x27.43 to 54.86x36.58
U11	9 v 9	4	70x40 to 80x50	64x36.58 to 73.15x45.72
U12	9 v 9	4	70x40 to 80x50	64x36.58 to 73.15x45.72
U13	9 v 9 or 11 v 11	4	90x50 to 100x60	82.3x45.72 to 91.44x54.86
U14	9 v 9 or 11 v 11	4	90x50 to 100x60	82.3x45.72 to 91.44x54.86
U15	9 v 9 or 11 v 11	5	90x50 to 110x70	82.3x45.72 to 91.44x64
U16	9 v 9 or 11 v 11	5	90x50 to 110x70	82.3x45.72 to 91.44x64
U17	11 v 11	5	90x50 to 110x70	82.3x45.72 to 91.44x64
U18	11 v 11	5	90x50 to 110x70	82.3x45.72 to 91.44x64
Sen	11 v 11			90x45.5 to 120x90

Fig 20. Recommended pitch sizes have been inserted into the draft layout with margins.

5.1.2 Construction and Drainage.

- 1) In the original, undisturbed condition, the topsoil and subsoil present on site does not normally require a formal pipe-based drainage, other than a very basic system for occasional wet spots. There may be areas where the underlying chalk has a higher fines content with less 'blocky' stone fraction, hence percolation may be reduced. Runoff tends to infiltrate through the topsoil, percolating through the chalk layer to groundwater at depth. Quoting from the 2025 revision of the Sport England guidelines 'Natural Turf for Sport', Part B – Playing Fields:

1.4.1 Type 1: Undrained

There are very few situations where undrained pitches will provide sustainable, quality playing surfaces that can accommodate uninterrupted play throughout the winter period. They are likely to be of use only on naturally well-drained soils, where natural soil structure has not been destroyed by earthworks.

For example, sand, well-structured topsoil over gravel, limestone or chalk, and where there is sufficient gradient to assist in shedding excess surface water off the pitch surface.

In these situations, to facilitate surface water run-off, a maximum gradient is recommended of between:

1.25% (1 in 80) along the pitch, and;

2.00% (1 in 50) across the pitch.

The topsoil is prone to compaction which limits infiltration and percolation if trafficked (feet and wheels) when wet. Decompaction is a more important operation than formal drainage in this case.

The site consists of some original soil profile, some stripped and some modified zones. If the whole of the intended playing area was consistently 300mm depth (approximate original topsoil depth), the decompaction of the topsoil layer could be carried out using a Vertidrain or similar equipment, this being capable of decompacting to a depth of up to 400mm.

The question on whether pipe or similar drainage is required on this playing field site is made more complicated by the proposal to spread topsoil stripped from the new housing area over the playing field site

This may cause a problem in significantly increasing the depth to the soakaway chalk layer. For example, the Mound 'K' 10,000 cu.m of (mainly) topsoil material, spread over approximately 30,000 sqm of playing surface and margins results in a 0.33m rise in overall ground levels. This would result in a topsoil depth over the chalk drainage layer of over 600mm.

- 2) At this stage, the recommendation is to form the pitch areas without pipe drainage, monitoring topsoil depths as-laid, with the following key points referred to:
 - ***Incorporation of the recommended pitch gradients to allow surface runoff (1-in-80, 1.25%).***
 - ***Carefully maintaining a consistent depth of topsoil over the playing field to aid future management.***
 - ***Checks on infiltration rates over the playing field on completion of topsoil spreading to ensure consistent conditions for runoff removal from the surface***

Following the topsoil strip, mounding, storage and respreading, the topsoil will be in a delicate condition, lacking structure and will show signs of poor surface drainage in the first winter, most likely, but as the grass and roots mature and soil structure improves, the soil profile drainage will also improve. There will be a year of soil remediation, possibly covering two playing seasons, before the soil forming the basis of the playing surface is up to full performance.

A first phase grow-in and maintenance programme will be needed, which the GMA can provide.

- 3) The soakaway drainage strategy for the site is detailed in the WSP report, a summary note shown below:

“The surface water drainage strategy is shown on drawing BUR-WSP-06-XX-DR-D-4000-P04 which utilises infiltration as the method of disposal. Sustainable Urban Drainage Systems include private garden soakaway crates and permeable paving for individual properties. Soakaways are located 5m from building foundations or 10m from the adoptable highway. Where there is insufficient room, a piped gravity surface water network drains to strategic infiltration basins.

The attenuation basins have been sized to accommodate:

- *1 in 100-year event + 40% climate change*
- *1 in 30 year event + 40% climate change*

Soakaway crates are located within the gardens of each plot, and these are designed to attenuate the surface water runoff from the roofs of private dwellings, before being infiltrated into the sub-soil at a minimum rate of 1.2x10⁻⁵m/s (0.0432m/hr). This infiltration rate is the lowest value recorded based on the site wide ground investigation undertaken by GESL reference GE18958/LD01/201126 dated November 2020. The impermeable area used in calculations is based on the largest roof plan area.

The soakaway crates are designed for up to the critical 1 in 30-year rainfall return period which is higher than the recommended return period of 10 years stated in Building Regulations Approved Document Part H. Analysis includes +40% climate change to rainfall intensities and a 10% allowance for urban creep for property impermeable areas, resulting in no flooding”.

- 4) In future, if problems develop with the drainage status of the pitches due to higher levels of play or related to the depth to the permeable chalk layer and loss of percolation effect through the soil profile, a lateral pipe system may be required, outfalling to a verified soakaway area or structure.

This system may also be required if the gradients over the site are very shallow, preventing uniform surface runoff over the playing surface.

In any case, the final depth and quality of topsoil and the gradient/smoothness of the surface is critical to planning the detailed design and specification stage.

Sand-slits or banding may also be needed, possibly on the higher-wear senior pitch (es). These should be ‘Koro Topdrain’ type (or similar), 200mm depth, 50mm wide and at approximately 0.5m spacing, to the playing surfaces and a 1 metre surround.

Such a system would be given a ‘rule-of-thumb’ lifespan of around 25 years for the pipes and, depending on level of maintenance, between 5 and 10 years for the sand-slits. These do tend to cap-over at the surface, with smeared soil over the sand surface reducing infiltration rates.

5.3 Maintenance aspects

The simple option of growing-in grass pitches only, with drainage to follow, if and when needed, should result in playable pitches for the beginning of the 2026/27 season. Maintenance costs should be quite low annually, limited to:

- Mowing
- Decompaction
- Fertilising
- Weed Control (especially the first 2 years due to the recent soil seed-bank build-up)
- Rolling/spiking and other routine operations.

It should be possible to maintain the new pitches to at least the GMA “Good” standard, possibly ‘Advanced’. The levels of maintenance should be sufficient to keep the pitch at this GMA standard, typically including:

- Maintain sward height between 30 – 40 mm, cutting frequently to avoid any build-up of clippings and using self-mulching mowers where possible, unless boxing off. A typical annual programme is outlined below, focussing on the higher wear winter pitch elements:
- Decompact using a Vertidrain, Wiedenmann or similar machine at least once during March to May and again between August and October when the soil is in the right condition, working at different depths and with differing tine patterns and diameters. This operation should be done slowly and with heave.
- Carry out a linear aeration operation using a “Shockwave” or “Groundbreaker” or similar machine once during the summer period when the ground is dry and friable.
- Spray the pitches using a suitable selective herbicide in accordance with the manufacturer’s instructions and in accordance with a suitable risk assessment and COSHH assessment. This should be done at least 2 weeks ahead of overseeding and should be repeated until weeds are controlled at less than 10% of the total cover. Weed treatment should not take place within 8 weeks of new grass emerging.
- Scarify the pitches in two or three directions ahead of the post-season renovations, if required. Or carry out a fraise mowing operation.
- Over-seed the pitches at a rate of 35 – 40 g/m² using a suitable specialist seed drill such as a Vredo or equivalent, ideally in three directions. The seed mix should be a blend of at least 3 different high-quality varieties of dwarf perennial ryegrass ranked in the top 10 for wear tolerance, appearance and red-thread resistance in the latest seed handbook.
- Sand top-dress high wear areas with topdressing sand, enough sand to give a 5 mm depth. The sand should be dry and applied when the sward is dry, and the grass is growing strongly. It should be thoroughly brushed into the base of the sward.
- Fertilise as required to maintain a healthy turf cover. Allow for 25 – 30 Kg/N per ha per growing month as a guide. GMA Consultants can advise on a bespoke programme.
- Brush and slit the pitches on a weekly basis using a SISIS Quadraplay or similar multi-tool grooming unit, as ground conditions allow.

- After each game repair divots using a divot fork and a mix of sports rootzone or sand mixed with grass seed.
- **Water as needed to rapidly establish and maintain a strong sward, if possible.**

NB - This site is going to be prone to droughtiness due to the chalk subsoil. Consideration should be given to installing a borehole and simple mobile sprinkler system for summer renovation.

6.0 Summary

- 1) The simplest option for developing the pitches on the site quickly and inexpensively is to follow-on from the topsoil spreading with a tender process based on soil measures and grassing, with drainage installation if needed in the future, as a Phase 2 operation potentially linked to the proposal to install and AGP.
- 2) The budget estimate below covers the grassed pitch option, the total area allowing for all pitch configurations being around 31,300 sq.m or 3.13 ha (just over 7.7 acres). Standard costs for an AGP are given for junior and senior sizes, taking into account the site conditions (soakaway effect rather than full piped drainage).
- 3) Risk assessment – the proposed development is low-risk in terms of usage; there are unlikely to be any significant embankments or slip risks. Embankments for the soakaway swale should be kept at no steeper than a 1-in-4 slope, with protection for users along any deep swales.

Risks associated with the costings and operational stage focusses on the topsoil spreading factor; the final depth, uniformity and quality of this over the playing field area.

- 4) The sports field work is to achieve the targeted GMA 'GOOD' to 'ADVANCED' performance quality standards.

5) **Action points**

The following are key to progressing the project construction stage:

- *Suggest an EMI scan to verify as-laid soil depths. EMI (Electromagnetic Induction) soil scanning is a non-contact, proximal sensing technique that measures soil electrical conductivity to rapidly map field variability, including texture, moisture, salinity, and compaction. It uses sensors towed over fields, creating high-resolution data for zone-based precision management.*
- *Check uniformity over chalk subsoil surface – percolation capacity, hardness.*

- *Check WSP Flood Risk Assessment, May 2025 points related to the soakaway capacity over the playing field and potentially additional attenuation measures.*
- *Control of weeds on the site and initiation of soil reconditioning.*
- *Detail the future usage levels of the sports field to assess additional measures that might be necessary, e.g a higher level of drainage specification.*
- *Production of a detailed specification and tender package.*

7.0 Indicative Costs

The client should look to have a professionally produced specification to allow comparable tendered prices for the work to be obtained. The GMA can support the client on this point.

The budget costs below are based on current rates, but these may increase in April 2026 due to annual materials price rises, for example. Note that the later in the year the issuing of tenders is done, the busier the specialist contractors are, hence returned tenders may include an additional rate increase in the total.

Provisional items are included.

- Hydroseeding may be the better option for seeding when dry conditions are expected.
- Decompaction work may or may not be required after grow-in.
- For the AGP options, a reduced cost can be expected due to the soakaway effect of the subgrade and other factors, though there will be topsoil to remove from the site of the pitch, preferably disposed of on site.

Note that these costs exclude VAT.

A recommended minimum 6.25% contingency amount is included in the summary table below, but the client should make their own assessment as to the increased percentage that may be needed to cover typical eventualities.

COST ESTIMATE							
THIS LANDSUDBURY PARISH COUNCIL							
SOCCER PITCHES							
DATE: February 2020							
ITEM	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT	PROVISIONAL ITEMS	NOTES
1	PRELIMINARY				£12,000.00		
2	PREPARATORY WORK						
2.1	Clearance of the working area, weeds, rubble, etc. Remove from the playing field site	Item	1	£ -	00.00		To be arranged with This Land prior to initial spreading
2.2	Spit disposal ON/OFF SITE	Item	1	£ -	00.00		To be arranged with This Land
2.3	Allow for temporary hoarding fencing	Item	1	£ -	00.00		To be arranged with This Land
3	EARTHWORKS						
3.1	Topsoil disposal/relaying & fine grading following the spreading by This Land. Including minor regrading	Item	31000	£ 0.40	£12,500.00		
3.2	Soil loosening & cultivation	acm	31000	£ 0.49	£14,085.00		
3.3	Stone picking & stone burying	acm	31000	£ 0.15	£4,695.00		
4	DRAINAGE						Downed not needed at this stage. Getting installation after the 2020/21 season
4.1	Supply & install a 100mm - 40' main drain under pipe	unit	0	£ -	00.00		
4.1.1	Contract for supply & lay 40mm ID main drain at 0.1% depth grading	unit	0	£ -	00.00		
4.2	Install 40' manholes	hr	0	£ -	00.00		
4.3	Allow for supply & fit all interconnect junctions	hr	0	£ -	00.00		
4.4	Allow for supply and fit of approval gates	hr	0	£ -	00.00		
4.5	Topping up drain runs	Item	0	£ -	00.00		
5	CULTIVATIONS & SEEDING						
5.1	Final spring cultivation to produce a seedbed	acm	31,000	£ 0.19	£4,899.00		
5.2	Fertiling - apply 15-15-15 or similar ratio @50g/m ²	acm	31,000	£ 0.16	£5,034.00		
5.3	Pitch and margin seeding @ 20g/m ²	acm	31,000	£ 0.42	£14,711.00		
5.4	Hydroseeding to replace item 5.3 PROVISION	acm	31,000	£ 1.00		£17,300.00	Requires good water supply on site
5.5	Decomposer using Verdesol PROVISION	acm	31,000	£ 0.09		£7,878.00	
5.6	Herbicide applications	acm	31,000	£ 0.25	£7,825.00		
6	RENOVATION & MAINTENANCE - 12 months	Item	1	£ 20,000.00	£20,000.00		By the Sports Pitch Contractor NB: deleted if BPC/BFC are to maintain
TOTAL :					£96,165.00		
Contingency 6.25%:					£5,610.31		
GRAND TOTAL :					£102,175.31		PLUS VAT
7	OTHER ITEMS						
7.1	Irrigation & Drainage	Item	1	£ 80,000.00	£80,000.00		Basic manually operated sprinkler system for two soccer pitch pitches
7.2	5G Senior artificial grass pitch, 100 x 70m including floodlighting, fencing, Infill retention fillings (soakaway drainage)	Item	1	£ 600,000.00	£600,000.00		Assuming typical specification on site
7.3	5G Junior artificial grass pitch, 55 x 31m (including floodlighting, fencing, Infill retention fillings (soakaway drainage)	Item	1	£ 400,000.00	£400,000.00	£20,000.00	Assuming typical specification on site
7.4	Ball-net fencing, sports hut perimeter fencing	Item	1	£ -	00.00		To be fixed
7.5	Fences and fillings	Item	1	£ 12,000.00	£12,000.00		Goals, dugouts, benches, etc.
7.6	Water supply (for construction & operational stages)	Item	1	£ -	00.00		To be fixed
7.7	Access, pavilion etc under separate cover	Item	1	£ -	00.00		To be fixed
7.8	Turn postery charging, catering & storage units	Item	1	£ 00,000.00	£00,000.00		Requires services connections
7.9	Landscaping	Item	1	£ -	00.00		To be fixed

Table 1. Indicative costs for the grass pitch development with budget figures for the AGPs

Appendix 1 – PQS for football – minimum target level for the new pitches- GMA ‘ADVANCED’ standard.

Appendix 1 – Performance Quality Standards for football								
Performance Standard	Unit		Elite	High	Advanced	Good	Basic	Poor
	Length of grass/cutting height	mm	Range	22-30	25-35	25-50	30-60	30-70
Total ground cover	%	Minimum	95	90	80	70	60	<60
Desirable grasses	%	Minimum	98	90	80	70	60	<60
Undesirable grasses	%	Maximum	2	10	20	30	40	>40
Bare Areas	%	Maximum	5	10	20	30	40	>40
Weeds	%	Maximum	0	3	5	10	15	>15
Pests & Diseases	%	Maximum	2	3	5	10	15	>15
Thatch	mm	Maximum	0	3	5	10	15	>15
Root depth	mm	Minimum	100	100	90	85	70	<70
Rootzone / soil profile*	mm	Minimum	200	150	125	100	90	<90
Hardness (Penetrometer)	PSI	Range	35 -200	35-200	35-200	35-200	35-200	>300
Infiltration rate	mm /hr	Minimum	150	50	10	5	2	<2
Pitch surface levels/evenness	mm	Maximum	5	10	15	20	25	>25

COST ESTIMATE							
THIS LAND/BURWELL PARISH COUNCIL							
SOCCER PITCHES							
					DATE:		February 2026
ITEM	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT	PROVISIONAL ITEMS	NOTES
1	PRELIMINARIES				£12,000.00		
2	PREPARATORY WORK						
2.1	Clearance of the working area, weeds, rubble, etc. Remove from the playing field site	Item	1	£ -	£0.00		To be arranged with This Land prior to topsoil spreading
2.2	Spoil disposal ON/OFF SITE	Item	1	£ -	£0.00		To be arranged with This Land
2.3	Allow for temporary Heras fencing	Item	1	£ -	£0.00		To be arranged with This Land
3	EARTHWORKS						
3.1	Topsoil discing/rotivating & fine grading following the spreading by This Land. Including minor regrading.	Item	31300	£ 0.40	£12,520.00		
3.2	Soil loosening & cultivations	sq.m	31300	£ 0.45	£14,085.00		
3.3	Stone picking & stone burying	sq.m	31300	£ 0.15	£4,695.00		
4	DRAINAGE						Deemed not needed at this stage, pending assessment after the topsoil is laid
4.1.1	Supply & install a 100mm dia main drain sealed	lin.m	0	£ -	£0.00		
4.1.2	Excavate for, supply & lay 80mm Ø lateral drains at a 5-metre spacing	lin.m	0	£ -	£0.00		
4.2	Install silt chambers	Nr	0	£ -	£0.00		
4.3	Allow for supply & fit all lateral/main junctions.	Nr	0	£ -	£0.00		
4.4	Allow for supply and fit all pipe end caps.	Nr	0	£ -	£0.00		
4.5	Topping up drain runs -	Item	0	£ -	£0.00		
5	CULTIVATIONS & SEEDING						
5.1	Final raking cultivation to produce a seedbed	sq.m	31,300	£ 0.15	£4,695.00		
5.2	Fertilising - apply 15:15:15 or similar ratio @50g/sq	sq.m	31,300	£ 0.18	£5,634.00		
5.3	Pitch and margin seeding @ 35g/sq.m	sq.m	31,300	£ 0.47	£14,711.00		
5.4	Hydroseeding to replace Item 5.3	PROVISION sq.m	31,300	£ 1.00		£31,300.00	Requires good water supply on site
5.5	Decompaction using Vertidrain.	PROVISION sq.m	31,300	£ 0.06		£1,878.00	
5.6	Herbicide applications	sq.m	31,300	£ 0.25	£7,825.00		
6	RENOVATION & MAINTENANCE - 12 months	Item	1	£ 20,000.00	£20,000.00		By the Sports Pitch Contractor NB: deleted if BPC/BFC are to maintain
	TOTAL :				£96,165.00		
	Contingency 6.25%:				£6,010.31		
	GRAND TOTAL :				£102,175.31		PLUS VAT
7	OTHER ITEMS						
7.1	Irrigation & Borehole	Item	1	£ 80,000.00	£80,000.00		Basic manually operated sprinkler system for two senior sized pitches
7.2	3G Senior artificial grass pitch, 106 x 70m including floodlighting, fencing, infill retention fittings (soakaway drainage)	Item	1	£ 800,000.00	£800,000.00		Assuming topsoil repositioned on site
7.3	3G Junior artificial grass pitch, 88 x 61m including floodlighting, fencing, infill retention fittings (soakaway drainage)	Item	1	£ 620,000.00		£620,000.00	Assuming topsoil repositioned on site
7.4	Ball-stop fencing, sports hub perimeter fencing	Item	1	£ -	£0.00		To be fixed
7.5	Fixtures and fittings	Item	1	£ 12,000.00	£12,000.00		Goals, dugouts, benches, etc.
7.6	Water supply (for construction & operational stages)	Item	1	£ -	£0.00		To be fixed
7.7	Access, pavilion etc under separate cover	Item	1	£ -	£0.00		To be fixed
7.8	Temporary changing, catering & storage units	Item	1	£ 90,000.00	£90,000.00		Requires services connections
7.9	Landscaping	Item	1	£ -	£0.00		To be fixed