DESIGN AND ACCESS STATEMENT

Planning Supporting Statement

Site:	Denby Institute and Recreation Ground, Derby Road, Denby Bottles, Ripley, Derbyshire, DE5 8NQ
Applicant:	Mr Jack Lander on behalf of the Denby Institute and Recreation Ground Charity
Proposal:	Siting of a 40ft steel shipping container for secure storage of grounds maintenance equipment in connection with the maintenance of the recreation ground and football pitches
Grid Reference:	Easting: 438200, Northing: 346600 (approximate)
Date:	March 2026

1. INTRODUCTION

This Design and Access Statement has been prepared in support of a planning application for the siting of a 40ft steel shipping container at Denby Institute and Recreation Ground, Derby Road, Denby Bottles, Derbyshire. The statement explains the design rationale, the context of the proposal, and how the development is appropriate for its location.

The container is required to provide secure storage for grounds maintenance equipment used in the upkeep of the recreation ground and football pitches, managed by the Denby Institute and Recreation Ground charity (Charity Commission Registration No. 520446).

2. BACKGROUND AND NEED

Codnor Athletic FC plays its home matches at the Denby Institute and Recreation Ground. The club has recently been awarded a Grass Pitch Maintenance Fund grant through the Football Foundation to improve the quality of its grass pitches. As part of this programme, the club is acquiring grounds maintenance machinery including a compact tractor with mowing and grooming attachments, and line marking equipment.

There is currently no adequate secure storage on site for this equipment. The shipping container is needed to house the machinery safely and securely, preventing theft and vandalism of grant-funded equipment. The Football Foundation requires the applicant to obtain planning permission (or confirmation that it is not required) before any funding for the container is released.

The improvement of the pitches will enable the club to accommodate additional teams including men's, women's and youth football, expanding community access to grassroots sport. The PitchPower assessment of the site identified the pitches as having a Poor Quality Score of 27% (Basic rating), demonstrating a genuine and independently assessed need for improved maintenance. The container is a critical part of the infrastructure needed to deliver this improvement.

3. SITE DESCRIPTION

Denby Institute and Recreation Ground is a community recreation ground situated off Derby Road in Denby, between the One Stop Shop and John Flamsteed Community School. The site comprises

football pitches, a crown green bowling green, a sports court, a sports pavilion, and a community institute building. The site is managed by the Denby Institute and Recreation Ground charity.

The proposed container will be sited on an area of unused land at the edge of the recreation ground, close to the existing boundary and adjacent to the tree line. The footprint of the container is approximately 30 square metres (12.19m x 2.44m). The container will be positioned approximately 1 metre from the nearest boundary on each side.

4. DESIGN

4.1 Scale and Appearance

The proposed container is a standard 40ft high cube shipping container measuring 12.19m long, 2.44m wide, and 2.90m high. It is a single-storey structure of modest scale relative to the existing buildings on site (the institute building and sports pavilion). The container is constructed entirely of corrugated steel.

4.2 Materials and Finish

The container will be a refurbished unit, painted in a colour sympathetic to the surrounding landscape (green or brown, to be confirmed). This will help the container blend with the adjacent tree line and reduce its visual prominence. The walls, roof, and doors are all corrugated steel with the same external finish.

4.3 Siting and Layout

The container has been positioned to minimise visual impact from Derby Road and the surrounding area, tucked against the boundary and tree line at the edge of the recreation ground. This location avoids encroachment onto the active playing surfaces (football pitches, bowling green, sports court) while providing direct access to the pitches for the maintenance equipment stored within. The container is set approximately 1 metre from the nearest boundaries to allow for placement by delivery vehicle and ongoing maintenance access.

4.4 Landscaping

The container will sit adjacent to the existing tree line, which provides natural screening. No trees or hedges will be removed as part of this proposal. The existing vegetation, combined with the sympathetic colour finish, will ensure the container is well assimilated into the landscape.

5. ACCESS

No new vehicular or pedestrian access is proposed. The container will be accessed via the existing access arrangements serving the recreation ground. There are no changes to roads, rights of way, or parking provision. The development does not generate any additional traffic beyond occasional visits by volunteers to collect or return grounds maintenance equipment.

6. USE

The container will be used solely for the secure storage of grounds maintenance equipment ancillary to the existing recreational use of the site. The equipment to be stored includes a compact tractor, mowing attachment, turf grooming attachment, and line marking equipment. The use of the land does not change; the storage is entirely ancillary to the existing community recreation use.

There are no employees associated with the development. The container will be accessed by volunteers of the charity and football club on an intermittent basis for pitch maintenance activities.

7. FLOOD RISK

The site falls partially within Flood Zones 2 and 3 as identified on the Environment Agency's Flood Map for Planning. The proposal is within 20 metres of a watercourse. A separate Flood Risk Assessment has been prepared and submitted with this application, which demonstrates that the development is classified as Less Vulnerable, is appropriate in its flood zone location, satisfies the Sequential Test, will be safe for its lifetime, and will not increase flood risk elsewhere. Surface water from the container will soak away naturally into the surrounding permeable ground.

8. BIODIVERSITY

The proposed development is exempt from the Biodiversity Net Gain requirement under the de minimis exemption (Regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024). The container will be sited on an area of existing maintained grassland within the recreation ground. No trees, hedgerows, or habitats of ecological value will be removed or impacted. There are trees on land adjacent to the development site that form part of the local landscape character; however, the container is positioned approximately 1 metre from the boundary and is raised on blocks, so there will be no impact on root protection areas.

9. PLANNING POLICY CONTEXT

The proposal is considered to accord with the following policy considerations:

National Planning Policy Framework (NPPF): The NPPF supports the provision of facilities for sport and recreation, and recognises the importance of community sports infrastructure. Paragraph 97 states that access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. The proposed container directly enables the improvement of sports pitches that serve the local community.

Ancillary use: The container is ancillary to the existing lawful recreational use of the site. It does not represent a change of use of the land. The storage of equipment used to maintain the recreation ground is a natural and expected function within a community sports facility.

Visual impact: The container has been positioned to minimise visual impact, set against the tree line and away from the most prominent views. The sympathetic colour finish further mitigates any visual harm.

Community benefit: The development supports a Football Foundation-funded programme to improve pitch quality, enabling additional teams (including women's and youth football) to use the facility. This delivers significant community benefit in line with planning policies that support grassroots sport and community recreation.

10. CONCLUSION

This statement demonstrates that the proposed siting of a 40ft shipping container at Denby Institute and Recreation Ground is a well-considered, appropriately designed development that is ancillary to the existing recreational use of the site. The container is needed to securely house grounds

maintenance equipment funded through the Football Foundation, enabling the improvement of pitch quality and expanding community access to grassroots football.

The design, siting, materials, and access arrangements have all been carefully considered to minimise the impact of the development on the surrounding area. Flood risk has been assessed and addressed in a separate Flood Risk Assessment. The proposal accords with national and local planning policy and delivers clear community benefit.

It is respectfully requested that planning permission be granted for the proposed development.

Prepared by the Denby Institute and Recreation Ground Charity in support of Planning Application for the siting of a 40ft shipping container for secure storage at Denby Institute and Recreation Ground, Derby Road, Denby Bottles, Ripley, Derbyshire, DE5 8NQ.