

Burgess Hill Town FC

Conversion of a natural grass pitch to a 3G Artificial Grass Pitch (AGP) with perimeter fencing, replacement floodlights, acoustic barrier and hardstanding areas

Design and Access with Planning Statement



Client	Burgess Hill Town Football Club Maple Drive Burgess Hill West Sussex RH15 8DL		
Project	Conversion of a natural grass pitch to a 3G Artificial Grass Pitch (AGP) with perimeter fencing, replacement floodlights, acoustic barrier and hardstanding areas		
SSL project code	SS3402		
Document title	Design and Access with Planning Statement		
Document control	Revision	By	Date
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SSL project code	SS3402	1
Client	Burgess Hill Town FC	
Document Title	Design and Access with Planning Statement	

Contents

Section	Title	Page No
1	Introduction	3
2	Design and Access Statement Principles	4
3	Design and Access Statement	5
4	Planning Statement	9
5	Existing Site Photos	21
6	Conclusions	23

Associated Documents

<u>Drawings</u> SS3402 01 – Existing Site Plan SS3402 02 – Site Location Plan SS3402 03 – Proposed Site Plan SS3402 04 – Proposed AGP Plan SS3402 05 – Proposed Elevations SS3402 06 – Proposed Floodlighting Scheme SS3402 07 – Proposed AGP Drainage Layout SS3402 08 – Proposed AGP Drainage Strategy SS3402 09 – Overland Flows
<u>Appendices</u> Appendix A – Existing Lighting Spillage Appendix B – Proposed Lighting Design Appendix C- Institute of Lighting Professionals (ILP) Guidance note Appendix D – Sports Lighting Statement Appendix E –Proposed Materials and Appearance Appendix F – Drainage Strategy Appendix G - Noise Impact Assessment Appendix H – Noise Management Plan Appendix I – Biodiversity Net Gain Metric Appendix J – PEA Report and BNG Cover Appendix K - Phase II Bat Surveys Appendix L – Tree Survey

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SSL project code	SS3402	2
Client	Burgess Hill Town FC	
Document Title	Design and Access with Planning Statement	

1. Introduction

1.1 The application is for the conversion of a natural grass pitch to a 3G Artificial Grass Pitch (AGP) with perimeter fencing, replacement floodlights, acoustic barrier and hardstanding areas at:

Burgess Hill Town Football Club
 Maple Drive
 Burgess Hill
 West Sussex
 RH15 8DL

1.2 In order to assist the application for full planning permission and to facilitate the implementation and delivery of the project; this document describes the project aspirations and illustrates the process that has led to the development proposal, and to explain and justify the proposal in a structured way.

1.3 This statement discusses design and access issues regarding the use, amount, layout, scale, landscaping, appearance and context of the scheme. In addition, the wider access implications of the proposal are addressed.

1.4 A planning statement is also provided to adequately address development plan policies and material considerations associated with this proposal.

1.5 The applicant is:

Mr David Corney- Burgess Hill Town Football Club

1.6 The planning agent is:

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SSL project code	SS3402	3
Client	Burgess Hill Town FC	
Document Title	Design and Access with Planning Statement	

2. Design and Access Statement Principles

2.1. Guidance on information requirements and validation, published Town and Country Planning (Development Management Procedure) (England) Order 2015 recommends that a design and access statement is a short report accompanying and supporting a planning application to illustrate the process that has led to the development proposal, and to explain the proposal in a structured way. The level of detail required in a design and access statement depends on the scale and complexity of the application, and the length of the statement varies accordingly. Statements must be proportionate to the complexity of the application, but need not be long. Further published recommendations are:

- Design and access statements help to ensure that development proposals are based on a thoughtful design process and a sustainable approach to access.
- Statements should improve the quality of proposals: in preparing the design and access statement, developers need to consider and subsequently explain the merit of the design and how it relates to the existing setting.
- Design and access statements enable local planning authorities to better understand the analysis which has underpinned the design and how it has led to the development of the scheme. This helps negotiations and decision-making and should lead to an improvement in the quality, sustainability and inclusiveness of the development.
- Design and access statements allow local communities, access groups, amenity groups and other stakeholders to involve themselves more directly in the planning process without needing to interpret plans that can be technical and confusing. This helps to increase certainty for people affected by development and improve trust between communities, developers and planners. It also enables the design rationale for the proposal to be more transparent to stakeholders and the Local planning authority.

2.2 What Is Required: The Design Component

The design and access statement should cover both the design principles and concepts that have been applied to the proposed development and how issues relating to access to the development have been dealt with. Statements should evolve throughout the design and development process.

A design and access statement for a planning application should explain the design principles and concepts that have been applied to particular aspects of the proposal. These are:

- **Scale:** Scale is the height, width and length of a building or buildings in relation to its surroundings.
- **Amount:** The amount of development is how much development is proposed. For residential development, this means the number of proposed units for residential use and for all other development, this means the proposed floor space for each proposed use.
- **Layout:** The layout is the way in which buildings, routes and open spaces (both private and public) are provided, placed and orientated in relation to each other and buildings and spaces surrounding the development.
- **Landscaping:** Landscaping is the treatment of private and public spaces to enhance or protect the amenities of the site and the area in which it is situated through hard and soft landscaping measures. Statements should also explain the function of the landscaping, for instance for sustainable drainage purposes, providing shading or other climate change adaptation purposes, and explain how it will be maintained.
- **Appearance:** Appearance is the aspect of a place or building that determines the visual impression it makes, including the external built form of the development, its architecture, materials, decoration, colour and texture.

2.3 What Is Required: The Access Component

It is important to note that the requirement for the access component of the statement relates only to 'access to the development' and therefore does not extend to internal aspects of individual buildings. Statements should explain how access arrangements will ensure that all users will have equal and convenient access to buildings and spaces and the public transport network. The statement should address the need for flexibility of the development and how it may adapt to changing needs.

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SSL project code	SS3402	4
Client	Burgess Hill Town FC	
Document Title	Design and Access with Planning Statement	

3. Design and Access Statement

3.1 Having followed planning policy recommendations and published technical guidance, we consider the proposal is based upon best design practices for external sports facility provision.

3.2 Proposal Description

Planning permission is sought to create a new external sports pitch development with associated features including:

- Artificial Grass Pitch (AGP) pitch surface with 3G artificial grass to accommodate a football pitch sized 106m x 70m (including 3m run-offs).
- Macadrdstanding goal storage and viewing areas around the perimeter of the pitch.
- 1.1m high rail fencing separating the playing area from spectator area.
- Replacement 15 metre floodlighting columns.
- 3.5 metre high acoustic barrier to southern elevation.

3.3 Site Description



The site is the home ground of Burgess Hill Town Football Club, situated to the north of the town with vehicular access off Maple Drive. The site currently has parking and clubhouse facilities. The main playing area subject to the proposed development has existing floodlighting as well as a main spectator stand to the south and dugouts to the north of the playing area. Surrounding the site there are residential properties to the south and east with further grass playing pitches to the west. To the north of the site is a thick area of woodland forming part of Bedelands Nature Reserve.

3.4 Planning History

The below is recent, relevant planning history for the wider site:

Reference BH/173/96
 Application Received Tue 20 Aug 1996
 Application Validated Tue 20 Aug 1996
 Proposal REPLACEMENT OF EXISTING FLOODLIGHTING AT LEYLANDS PARK.
 Status Approved
 Decision Permission

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SSL project code	SS3402	5
Client	Burgess Hill Town FC	
Document Title	Design and Access with Planning Statement	

Decision Issued Date Mon 15 Sep 1997

Reference BH/282/97

Application Received Mon 15 Dec 1997

Application Validated Mon 15 Dec 1997

Proposal TO VARY CONDITION NO.1 OF BH.173.96 TO ALLOW PAINTING OF LIGHTING POLES TO BE COMPLETED BY 1.5.98. TO VARY CONDITION NO.4 OF BH.173.96 TO ALLOW USE OF LIGHTS FROM 18.30 (ALL GAMES) AND UNTIL 22.00 WHEN EXTRA TIME IS PLAYED. TO VARY CONDITION NO.5 OF BH.173.96 TO ALLOW ALL LIGHTS TO BE USED DURING TRAINING.

Status Split Decision

Decision Split Decision

Decision Issued Date Fri 16 Jan 1998

Reference 02/00027/FUL

Application Received Mon 07 Jan 2002

Application Validated Mon 07 Jan 2002

Proposal Demolition of existing stand to be replaced by new all seater stand for 307 people

Status Approved

Decision Permission

Decision Issued Date Mon 25 Mar 2002

Reference 04/01862/FUL

Application Received Tue 03 Aug 2004

Application Validated Thu 12 Aug 2004

Proposal To fit new disabled access with ramp from car park. No parking space will be lost.

Status Approved

Decision Permission

Decision Issued Date Tue 14 Sep 2004

Reference 05/01249/FUL

Application Received Mon 13 Jun 2005

Application Validated Fri 22 Jul 2005

Proposal Temporary permission BH/281/97 for portacabin toilets, storage and catering facilities (amended description).

Status Approved

Decision Permission

Decision Issued Date Fri 02 Sep 2005

Reference 05/01368/FUL

Application Received Thu 23 Jun 2005

Application Validated Tue 30 Aug 2005

Proposal Removal of existing floodlights, erection of 4 no. new 18m high columns supporting a total of 20 Philips Optivision MVP507 2KW floodlights and variation of condition 4 of BH/173/96 to allow use of floodlights i) whenever a recognised football match (whether competitive or friendly) is being played until 10 minutes after the conclusion of the match and ii) for training purposes on any weekday evening until 9:30pm.

Status Withdrawn

Decision Withdrawn

Decision Issued Date Tue 18 Oct 2005

Reference 05/02688/FUL

Application Received Fri 25 Nov 2005

Application Validated Thu 19 Jan 2006

Proposal Removal of existing floodlighting luminaires and replace with a total of 20 Optivision MVP507 2KW asymmetric low glare floodlight luminaires on existing columns together with 20 rear louvres and variation of condition 4 of BH/173/96 to allow use of floodlights i) whenever a recognised football match (whether competitive or friendly) is being played until 10 minutes after the conclusion of the match and ii) for training purposes on any weekday evening until 9:30pm.

Status Withdrawn

Decision Withdrawn

Decision Issued Date Tue 09 May 2006

Reference 06/01765/FUL

Application Received Tue 15 Aug 2006

Application Validated Tue 26 Sep 2006

Proposal Renewal of football dugouts with dugouts of the same design.

Status Approved

Decision Permission

Decision Issued Date Tue 14 Nov 2006

Reference 08/03481/COND

Application Received Tue 28 Oct 2008

Application Validated Mon 27 Apr 2009

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SSL project code	SS3402	6
Client	Burgess Hill Town FC	
Document Title	Design and Access with Planning Statement	

Proposal Variation of Condition 4 of BH 173.96 and Condition 4 of BH.282.97. to read " The Floodlights shall only be used as follows :A) between the hours of 14:45 and 17:30 on Saturdays and on Boxing Day, New Year's Day and Easter Monday (if necessary) (all competitions); B) for league fixture between the hours of 18:45 and 21:30 on Mondays to Fridays only; and C) for cup competitions where official extra time is played (including penalty shoot-outs) between the hours of 18:45 and ten minutes after the conclusion of the match (Mondays to Fridays only) PROVIDED THAT the number of cup matches where extra time may be played shall not exceed 6 in any one season. Amended application form received 27th April 2009

Status Approved
Decision Permission
Decision Issued Date Fri 19 Jun 2009

Reference BH/173/96

Alternative Reference BH/173/96
Application Received Tue 20 Aug 1996
Application Validated Tue 20 Aug 1996
Proposal REPLACEMENT OF EXISTING FLOODLIGHTING AT LEYLANDS PARK.
Status Approved
Decision Permission
Decision Issued Date Mon 15 Sep 1997

3.5 Purpose and Use

This application seeks planning permission to create a new external Artificial Grass Pitch (AGP) in order to contribute to the improvement of sporting and recreational facilities at Burgess Hill Town FC.

The provision of a new AGP will provide increased usage in comparison to the existing grassed playing pitch, for benefit of the club, partner organisations and sports clubs and in the surrounding area, via pre-arranged and structured access.

The new AGP will offer a variety of football pitches and training areas within the same enclosed playing space to support development plans into grassroots football.

In accordance with The Football Association's (FA) current technical guidance, the aspiration is to introduce multiple pitch markings to gain the maximum football developmental outcomes and benefit from the site footprint.

The AGP will be capable of supporting the following formal pitch arrangements:

Size and Age grouping	Quantity
Main pitch size 100m x 64m (Over 18/ Adult Football) in white	1

Although not formally marked out due to ground grading requirements, the AGP will also be capable of providing the following pitch arrangements:

Size and Age grouping	Quantity
63.8m x 46m* (U11/U12, 9v9) in blue	2
55m x 37m (U9 / U10, 7v7) in yellow	2
37m x 27m (U7 / U8, 5v5) in red	4
*smaller than recommended size, but acceptable for match play use	

3.6 Amount

The proposed development has been prepared in accordance with published Design Guidance Notes (The Football Association (FA) / Sport England) pertinent to external artificial sports facility provision. The Artificial Grass Pitch (AGP) design is in accordance with The FA Guide to 3G Football Turf Pitch Design Principles and Layouts and the proposed amount of development is:

Aspect	Area
3G artificial grass pitch area	7,420m ²
Macadam surfaced areas including goal storage areas and spectator areas	333m ²
Total Development Area	7,753m²

3.7 Layout

The proposed location will afford pedestrian, maintenance and emergency access as well and providing for suitable management, supervision and security.

3.8 Scale

The proposed height of new open steel mesh fencing around the synthetic turf pitch perimeter will be 1.1 metres with a 1.2 metre high knee clamp safety fence around sections of the perimeter of the pitch.

The proposed height of the acoustic fence to the south will be 3.5 metres.

The proposed height of the replacement floodlights will be 15 metres.

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SSL project code	SS3402	7
Client	Burgess Hill Town FC	
Document Title	Design and Access with Planning Statement	

3.9 Landscaping

New hard landscaping treatment around the 3G facility is restricted to porous asphalt surfacing for the spectator viewing areas and goal storage areas outside of the synthetic turf perimeter.

New soft landscaping will be set out as part of the Biodiversity Netgain process.

3.10 Appearance

The intention is to develop the AGP with minimal visual impact when viewed looking into the site, which is necessary to satisfy local and national policies which seek to ensure that proposals are sympathetic to its surroundings and will not impact on the visual amenity of the area.

The proposed finished appearance of principal pitch features is set out in more detail within section 4 of the document.

3.11 Access/ Transport Links

Paragraph 115 of the National Planning Policy Framework (2023) sets out that:

Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

This development should not be prejudicial to the satisfactory functioning of the highway and that additional traffic movements generated by the proposal should not result in unacceptable impacts on the highway network.

The established vehicular entrance to the site is off Maple Street. No changes are proposed to this vehicular access.

New trips would be generated following the introduction of the Artificial Grass Pitch (AGP). This is resultant from an intensification of use made possible by the enhanced durability of the 3G artificial grass playing surface in comparison to the existing natural turf surface, especially during winter weather conditions.

Notwithstanding the above the football club has a suitably sized car park to serve any potential increased demand for parking, which consists of:

Type of Vehicle	Existing No. of Spaces	Total Proposed Spaces (inc spaces retained)	Difference in spaces
<i>Car</i>	120	120	0
<i>Motorcycles</i>	6	6	0
<i>Disability Spaces</i>	2	2	0
<i>Cycle Spaces</i>	0	0	0
<i>Other (e.g. Bus)</i>	0	0	0

There is also a bus service running along Maple Drive and Wivelsfield Train Station is approximately 600 metres away so the site is well served by public transport. In addition the site is situated on the edge of the town of Burgess Hill so it is in a sustainable location for the local population to arrive by foot.

The proposed times of construction, demolition and site clearance operations shall be limited to the following hours:

- 0700 to 1800 Monday to Friday.
- 0700 to 1300 Saturday.
- No construction operations on Sundays or public holidays.

HGV movements shall not be permitted outside these hours during the construction phase without prior written approval from the Local Planning Authority.

Installation of equipment on site shall not be permitted outside these hours without prior written approval from the Local Planning Authority.

Overall it is considered the development will likely result in a minimal impact on parking and the wider highway network.

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SSL project code	SS3402	8
Client	Burgess Hill Town FC	
Document Title	Design and Access with Planning Statement	

4. Planning Statement

4.1 Planning Policy

National Policy

We understand that development management decisions must be taken in accordance with the National Planning Policy Framework (NPPF) as updated in September 2023.

Local Policy

We understand that development management decisions must be taken in accordance with the Local Plan. The Mid Sussex District Plan is the main planning document used by the Council when considering planning applications. It includes the strategy, proposed level of development and a number of planning policies.

4.2 Material Planning Considerations

We acknowledge the following material planning considerations relevant to the proposal include:

- Compliance with relevant national and local planning policy.
- Ensuring the proposed benefits to sport associated with development would be sufficient to outweigh the detriment associated with the impact on the playing field and satisfy exception policy 5 of Sport England's Playing Fields Policy and Guidance 2018.
- Design and impact upon the character and appearance of the surrounding area.
- Adequate impact mitigation to residential neighbours through protection from noise disturbance and light disturbance.
- Sustainable Drainage Assessment.
- Protection and enhancement of ecology and biodiversity.
- Minimal impact on surrounding trees.
- Suitable parking facilities.

4.3 Assessment of Planning Issues

We believe the proposal is in accordance with the National Planning Policy Framework (NPPF) paragraphs and policies. The following sections refer to specific policies and provide a discussion to outline how we believe this proposal satisfies these policies.

4.4 National Planning Policy Framework (September 2023) Section 2 - Achieving Sustainable Development

Policy extract:

Paragraph 8: Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

*a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

*b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*

*c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

The National Planning Policy Framework introduced a presumption in favour of sustainable development, and this can be set out as three dimensions – Economic Role, Social Role and Environmental Role.

This proposal aims to contribute to the above areas.

- Economic Role – providing a self-funding facility for use by Burgess Hill Town FC and its partner organisations.

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SSL project code	SS3402	9
Client	Burgess Hill Town FC	
Document Title	Design and Access with Planning Statement	

- Social Role – providing modern facilities that will encourage the maximum football developmental outcomes with the benefits to health and wellbeing associated with this.
- Environmental Role – ensuring that the existing natural environment is not harmed and that facilities are designed to conserve and reduce energy wastage wherever possible.

In a sporting context, this proposal seeks to:

- Provide opportunities for the local community and sports organisations to participate in sport and physical activity for health improvement and development of their skills, particularly amongst low participant groups.
- Operate in line with the national agenda for sport taking into account nationally adopted strategies.
- Generate positive attitudes in sport and physical activity by young people and reducing the dropout rate in sports participation with age.
- Increase the number of people of all ages and abilities participating in sport and physical activity including people with disabilities.
- Use the facilities to encourage the range, quality and number of sports club links and to stimulate competition that is inclusive of young people and adults.
- Provide affordable access to the facilities and to be self-financing in terms of community use.
- Contribute to The Football Association's strategic objectives for grassroots football development.
- Satisfy competition play and training needs with a robust sustainable business plan to monitor the delivery of the football development plan on a regular basis. The committee will review a variety of objectives and controls to correctly manage, adequately operate and maintain the facility.
- Ensure the AGP, once subjected to performance testing to validate necessary quality standards, is added to the FA register of approved sites for match play.

4.4.1 Maintenance/ Management Considerations and Sustainability

The football club employ staff to manage the facility with a facility manager leading. The stadium is secure so access to the site can be controlled for acceptable usage. The club will implement a code of conduct for usage and hirers.

4.4.2 Energy and Waste Reduction

The proposed development will require the removal and redevelopment of a grassed football pitch. However, a variety of efficiencies will be applied to the construction stage to mitigate environmental impact and benefit the carbon footprint of the development.

Significant reduction in the use of energy and / or water, and reduce waste in the construction and operation of the facility will be achieved by:

- Excavations limited to the removal of turf and topsoil only.
- Imported granular sub-base aggregates to form the pitch foundations shall be locally sourced from local quarries or suppliers to reduce transportation.
- The implementation of the development does not require water supplies.
- For the artificial grass playing surface, modern textile manufacturing methods and technology continue to advance. As such, it is common place for artificial grass surfaces to be recycled at the end of their life cycle and be re-made into new similar surfaces or other products. It can be expected that technologies will enable this environmental sustainability form of recycling to be common place in the future, to the benefit of this proposal when refurbishment is due after an initial life cycle.

In conclusion the proposed Artificial Grass Pitch (AGP) will replace part of an existing grassed football pitch provision with:

- Better quality provision.
- Provide access to greater quantity of provision.
- In a suitable location.
- Supported by effective and appropriate management arrangements.
- Implemented with best practice construction techniques to minimise waste and pollution.

4.5 National Planning Policy Framework (September 2023)

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SSL project code	SS3402	10
Client	Burgess Hill Town FC	
Document Title	Design and Access with Planning Statement	

Section 8 – Promoting Healthy and Safe Communities

Policy extract:

Paragraph 102: 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. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.

The planning system encourages and promotes the retention of existing and the provision of additional, outdoor sports facilities, both public and private.

Whilst it is acknowledged the proposed development would result in the loss of what is effectively a grassed playing area, it must be noted that the scheme would provide a purpose built pitch that would facilitate a far greater level of use for sport and recreation throughout the whole year.

In addition, when assessing the proposal, consideration must be given to the importance of the standard of design and compatibility of a scheme to harmonise with the general character of the area in which they are set, the impact upon the private amenity of the neighbouring occupiers and highway safety, amongst other material considerations.

The proposed development will implement better provision in terms of quality and quantity and in a suitable location to benefit the community and provide access and opportunities for sport and recreation, making an important contribution to the health and well-being of the local community.

The proposed location will afford convenient pedestrian and maintenance access as well as providing for suitable management, supervision and security by site based staff.

The close proximity of existing facilities described above will help to create a healthy and safe place of exercise.

This proposal satisfies the above planning objectives and is beneficial to the advancement of sports activity and development.

It will deliver genuine beneficial outcomes as follows:

- Implement social, recreational and cultural facilities and services for community needs to enhance the sustainability of Burgess Hill Town FC and the local area.
- Provide access to a high quality open space and provide opportunities for sport and recreation that can make an important contribution to the health and wellbeing of the local community.
- Make beneficial usage of the current site resulting with better provision provided by a durable Artificial Grass Pitch (AGP).

The proposed development will provide a clean, safe and modern facility to inspire sporting participation and will enhance the existing sport and recreation provision.

It will provide a genuine asset for the applicant and local community sporting groups and organisations.

It will encourage and inspire more people of all ages to participate in sport.

For these reasons, we believe the following objectives have been satisfied:

- Promotion of social inclusion and community cohesion.
- Health and wellbeing.
- Promoting more sustainable development.

4.6 National Planning Policy Framework (September 2023) Section 12 – Achieving well designed places

Policy extract:

Paragraph 131: The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

4.6.1 Design Standards

In terms of design standards, the schedule of works necessary to implement the proposal are designed in accordance with, and must be constructed if full compliance with; the following sources of technical guidance and performance quality standards which are appropriate to external artificial sports facilities:

4.6.2 Artificial Grass Pitch (AGP)

- The Football Association (FA) Guide to 3G Football Turf Pitch Design Principles and Layouts.

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SSL project code	SS3402	11
Client	Burgess Hill Town FC	
Document Title	Design and Access with Planning Statement	

- Federation Internationale de Football Association (FIFA) Quality Concept for Football Turf – Handbook of Requirements (October 2015).
- Sport England Design Guidance Note ‘Artificial Surfaces for Outdoor Sport – updated guidance for 2012.
- Sport England’s guidance document ‘Selecting the Right Artificial Surface for Hockey, Football, Rugby League and Rugby Union’ Issue 002 / December 2010.

4.6.4 Ball Stop Fencing

- BS EN 15312:2007 A1:2 Free access multi-sports equipment – Requirements, including:
- Clause 5.5.1.2.1 Resistance to repeated impact of footballs
- Clause 5.5.1.2.2 Very intense forceful impact resistance to player’s kicks

4.6.5 Generally

- Works must comply with current Building Regulations and British / European Standards applicable to the proposal

4.6.6 Visual Amenity – 3G Artificial Grass Playing Surface

The installed appearance of the playing surface will comprise a 3G artificial turf containing a 50mm pile and partially in-filled with silica sand (for stability) and granulate rubber (for performance), coloured grass green.

This is consistent with current Football Association (FA) technical requirements to deliver adequate performance characteristics for the intended sporting activities.

This surface type is recognised as the most suitable artificial playing surface for community football and youth football development.

This surface type is credited as ‘preferred football surface’ and ‘surface for high level competition / training’ within Sport England’s guidance document ‘Selecting the Right Artificial Surface for Hockey, Football, Rugby League and Rugby Union’ Issue 002 / December 2010. The visual appearance will be similar to existing fine sports turf and in keeping with a football pitch environment. 3G synthetic turf is designed to look like natural turf, unlike the older type sand filled ‘astroturf’ type surfaces.



Typical example of 3G artificial surface

4.6.7 Visual Amenity – Ball Stop Fencing

The installed appearance of the ball-stop fencing will be steel open mesh fencing polyester powder coated Dark Green RAL6005 all supported with an intermediate posts system of matching colour. Synthetic rubber inserts shall be installed to all fencing mesh panels and all post fixings to reduce noise, rattle and vibration from ball impacts. Panel connectors are applied at horizontal panel joins to increase the overall rigidity of the product. The low level height of the fencing (1.1 metres) will result in minimal visual impact.

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SSL project code	SS3402	12
Client	Burgess Hill Town FC	
Document Title	Design and Access with Planning Statement	



Typical example of ball stop fencing

4.6.8 Visual Amenity – Hardstanding areas

The areas around the perimeter of the proposed artificial surface for spectators will be porous macadam in a dark grey/black finish.



Example of hardstanding macadam areas

4.6.9 Visual Amenity – Floodlighting

The proposals incorporate the provision of six (6no.) 13m high slimline floodlight masts mounted with associated luminaires around the perimeter of the Artificial Grass Pitch (AGP). The masts would be of a slim profile tubular steel masts with galvanised (Z275) self-coloured finish.

A galvanised only finish of the columns has been selected as the preferred solution in terms of being more discreet against the background of the (often) grey UK skies.

It is accepted that whilst the height of the masts would result in features which are prominent within the site itself, they are vital to provide artificial lighting for the planned use of the facility after dusk.

With the floodlight columns being of a slimline design, it is not felt the columns will provide an unacceptable visual impact.

It should be noted that the floodlights are replacements of existing floodlighting columns so there is a precedent for this type of development at the site.



4.6.10 Visual Amenity – Acoustic Fencing

The proposals incorporate acoustic fencing around the southern perimeter, which is necessary to prevent an unacceptable level of noise to the neighbouring residential houses to the south. This comprises a solid, dense type of timber fencing that heavier than standard fences.

Some example photos of acoustic fencing around other artificial pitches are included below albeit up against a perimeter ball stop fence rather than a freestanding structure as being proposed



Example of perimeter acoustic fencing

4.7 National Planning Policy Framework (September 2023)
Section 14 – Meeting the Challenge of Climate Change, Flooding and Coastal Change

Policy extract:

Paragraph 173: When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

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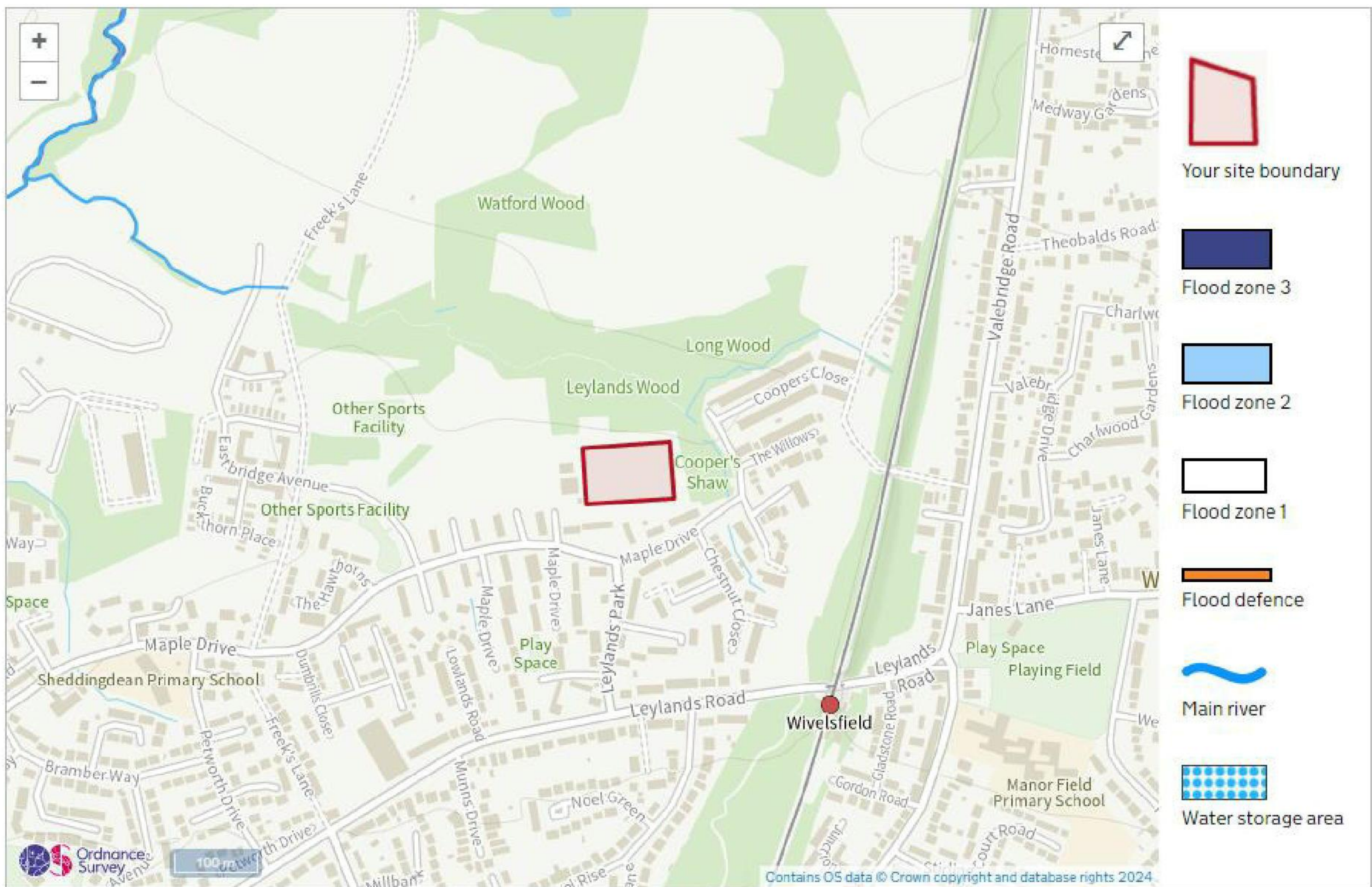
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SSL project code	SS3402	14
Client	Burgess Hill Town FC	
Document Title	Design and Access with Planning Statement	

- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
- b) the development is appropriately flood resistant and resilient;
- c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;
- d) any residual risk can be safely managed; and
- e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.



According to the government's flood risk map for planning the site is located within flood zone 1, indicating a low risk from flooding and indicating that a Flood Risk Assessment is not required in this instance.

Department for Environment, Food and Rural Affairs Sustainable Drainage Systems Non-statutory technical standards for sustainable drainage systems March 2015

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

For further information please refer to the submitted Drainage Layout drawing.

4.8 National Planning Policy Framework (September 2023)
Section 15 – Conserving and Enhancing the Natural Environment

Policy extract:

Paragraph 191: Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

- a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life⁶⁰;
- b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason;
- c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

4.8.1 Noise Impact

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SSL project code	SS3402	15
Client	Burgess Hill Town FC	
Document Title	Design and Access with Planning Statement	

It is acknowledged that the application proposal would result in a greater intensity of use of this particular area of the site. This intensification of use is made possible by the enhanced durability of 3G artificial grass playing surface in comparison to the current natural turf surface.

The proposed hours of operation for the new Artificial Grass Pitch (AGP) are as follows:

Monday to Sunday: 09:00 to 22:00 hours

The proposed 3G pitch is proposed to be located within the existing established football ground. It is accepted there are some residential properties in the vicinity of residential properties mainly to the south and to the east. Whilst the development will result in a greater intensity of use of the site this is an existing, longstanding football club. However notwithstanding this a Noise Impact Assessment has been carried out and is included within the list of appendices. Noise modelling was undertaken to assess any noise implications as a result of the increase usage. It also acknowledged there is an existing noise breakout from the use of the existing grass pitch which includes crown noise from the stands. However notwithstanding this the report recommends a 3.5 metre high noise barrier to the southern elevation closest to the houses to bring noise levels more in line with guidelines. For further information see the appended Noise Impact Assessment.

A Noise Management Plan is also included as part of this planning application. This is found within the list of appendices. It is intended that this document would provide the local residents with a facility to report excessive noise or anti-social behaviour to the football club, allowing the complaint to be investigated and addressed quickly. All users will be informed that swearing and anti-social behaviour is unacceptable and that the centre reserves the right to dismiss users from the pitch and ban future use if this is the case.

4.9 Local Planning Policy – Mid Sussex District Plan

We understand that development management decisions must be taken in accordance with the Local Plan. The Mid Sussex District Plan was adopted in 2018. The Plan sets out a vision for how Mid Sussex wants to evolve and a delivery strategy for how that will be achieved.

We feel that the proposed development demonstrates clear coherence with various local plan policies including:

DP26: Character and Design

All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- is of high quality design and layout and includes appropriate landscaping and greenspace;
- contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;
- creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;
- protects open spaces, trees and gardens that contribute to the character of the area;
- protects valued townscapes and the separate identity and character of towns and villages;
- does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);
- creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;
- incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;
- positively addresses sustainability considerations in the layout and the building design;
- take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;
- optimises the potential of the site to accommodate development.

DP29: Noise, Air and Light Pollution

The environment, including nationally designated environmental sites, nationally protected landscapes, areas of nature conservation or geological interest, wildlife habitats, and the quality of people's life will be protected from unacceptable levels of noise, light and air pollution by only permitting development where:

Noise pollution:

- It is designed, located and controlled to minimise the impact of noise on health and quality of life, neighbouring properties and the surrounding area;
- If it is likely to generate significant levels of noise it incorporates appropriate noise attenuation measures;

Noise sensitive development, such as residential, will not be permitted in close proximity to existing or proposed development generating high levels of noise unless adequate sound insulation measures, as supported by a noise assessment are incorporated within the development.

In appropriate circumstances, the applicant will be required to provide:

- an assessment of the impact of noise generated by a proposed development; or
- an assessment of the effect of noise by an existing noise source upon a proposed development;

Light pollution:

- The impact on local amenity, intrinsically dark landscapes and nature conservation areas of artificial lighting proposals (including floodlighting) is minimised, in terms of intensity and number of fittings;
- The applicant can demonstrate good design including fittings to restrict emissions from proposed lighting schemes;

Air Pollution:

- It does not cause unacceptable levels of air pollution;
- Development on land adjacent to an existing use which generates air pollution or odour would not cause any adverse effects on the proposed development or can be mitigated to reduce exposure to poor air quality to recognised and acceptable levels;

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SSL project code	SS3402	16
Client	Burgess Hill Town FC	
Document Title	Design and Access with Planning Statement	

• Development proposals (where appropriate) are consistent with Air Quality Management Plans.
 The degree of the impact of noise and light pollution from new development or change of use is likely to be greater in rural locations, especially where it is in or close to specially designated areas and sites.

DP38: Biodiversity

Biodiversity will be protected and enhanced by ensuring development:

- Contributes and takes opportunities to improve, enhance, manage and restore biodiversity and green infrastructure, so that there is a net gain in biodiversity, including through creating new designated sites and locally relevant habitats, and incorporating biodiversity features within developments; and
- Protects existing biodiversity, so that there is no net loss of biodiversity. Appropriate measures should be taken to avoid and reduce disturbance to sensitive habitats and species. Unavoidable damage to biodiversity must be offset through ecological enhancements and mitigation measures (or compensation measures in exceptional circumstances); and
- Minimises habitat and species fragmentation and maximises opportunities to enhance and restore ecological corridors to connect natural habitats and increase coherence and resilience; and
- Promotes the restoration, management and expansion of priority habitats in the District; and
- Avoids damage to, protects and enhances the special characteristics of internationally designated Special Protection Areas, Special Areas of Conservation; nationally designated Sites of Special Scientific Interest, Areas of Outstanding Natural Beauty; and locally designated Sites of Nature Conservation Importance, Local Nature Reserves and Ancient Woodland or to other areas identified as being of nature conservation or geological interest, including wildlife corridors, aged or veteran trees, Biodiversity Opportunity Areas, and Nature Improvement Areas.

Designated sites will be given protection and appropriate weight according to their importance and the contribution they make to wider ecological networks.

Valued soils will be protected and enhanced, including the best and most versatile agricultural land, and development should not contribute to unacceptable levels of soil pollution.

Geodiversity will be protected by ensuring development prevents harm to geological conservation interests, and where possible, enhances such interests. Geological conservation interests include Regionally Important Geological and Geomorphological Sites.

DP41: Flood Risk and Drainage

Proposals for development will need to follow a sequential risk-based approach, ensure development is safe across its lifetime and not increase the risk of flooding elsewhere. The District Council’s Strategic Flood Risk Assessment (SFRA) should be used to identify areas at present and future flood risk from a range of sources including fluvial (rivers and streams), surface water (pluvial), groundwater, infrastructure and reservoirs.

Particular attention will be paid to those areas of the District that have experienced flooding in the past and proposals for development should seek to reduce the risk of flooding by achieving a reduction from existing run-off rates.

Sustainable Drainage Systems (SuDS) should be implemented in all new developments of 10 dwellings or more, or equivalent non-residential or mixed development²² unless demonstrated to be inappropriate, to avoid any increase in flood risk and protect surface and ground water quality.

Arrangements for the long term maintenance and management of SuDS should also be identified.

For the redevelopment of brownfield sites, any surface water draining to the foul sewer must be disconnected and managed through SuDS following the remediation of any previously contaminated land.

SuDS should be sensitively designed and located to promote improved biodiversity, an enhanced landscape and good quality spaces that improve public amenities in the area, where possible.

The preferred hierarchy of managing surface water drainage from any development is:

1. Infiltration Measures
2. Attenuation and discharge to watercourses; and if these cannot be met,
3. Discharge to surface water only sewers.

Land that is considered to be required for current and future flood management will be safeguarded from development and proposals will have regard to relevant flood risk plans and strategies.

4.10 Sport England

Sport England will be a statutory consultee on this planning application as the proposal affects a natural turf playing pitch.

A playing pitch is a delineated area, which together with any run off is of 0.2 hectares or more. Playing pitches may have a grass surface or an artificial one.

The following details are provided to enable Sport England’s informed assessment of whether the proposed benefits to sport associated with development would be sufficient to outweigh the detriment associated with the impact on the playing field and satisfy exception policy 5 of Sport England’s Playing Fields Policy and Guidance 2018.

The aim of the policy is to ensure that there is an adequate supply of quality pitches to satisfy the current and estimated future demands of the pitch.

The following details are provided to enable an assessment:

Requirement	Detail provided
Impact the proposed development would have on playing pitch provision including proposed summer / winter playing pitches	The application site is presently a grassed football pitch. This proposal seeks to replace the natural turf football pitch with a 3G Artificial Grass Pitch (AGP). It is acknowledged that the removal of an existing usable grass football pitch to enable the development of the proposed Artificial Grass Pitch (AGP) is unavoidable.

	With the current natural turf surface, the pitch becomes unusable during periods of inclement weather each winter with pitch waterlogging. This causes a number of issues with the relevant football leagues and overall support for the club due to inconsistent fixtures and player fitness. The new 3G facility will result in convenient player and pedestrian access as well as effective management of the proposed Artificial Grass Pitch (AGP). The proposed AGP will be sited adjacent to existing site facilities & infrastructure including changing rooms and ample car parking provision.
Community use of the proposed sports facility	The resultant facilities would not only be used by the football club, but also by partner organisations and community groups from the surrounding areas to gain the maximum football developmental outcomes, via pre-arranged and structured community access. The development of this AGP, in accordance The Football Association's technical design guidelines, will especially enable children and young adults to play on appropriately sized pitches with appropriately sized goals, encouraging greater touches of the ball and an increased involvement in the game to enable skill development. The intention is that young players will develop better technical and decision-making skills from a younger age. The AGP will support FA affiliated junior / youth football (highest level of competition), along with training and coaching activities. The facility will support several inclusive organisations who provide strong and sustainable education placements for providing children and young people, in addition to a number of organisations who support those with a disability For further community use please see section 4.11
Community access formally secured through a community use agreement	A community use agreement with key partners will be established and managed on a formal basis. It is envisaged that the requirement for this community use agreement would be inserted as a planning condition and such an agreement would follow the Sport England template. The provision of the new external Artificial Grass Pitch (AGP) will provide increased usage in comparison to the existing site during the daytime and evenings. This extended use is also possible because the existing floodlights at the pitch can enable the facility to be used to its full potential. The AGP also avoids close season maintenance works. The proposal will provide a much needed facility which would enable sport to be played throughout the year.
Sport related benefits of the proposed artificial grass pitch for the applicant and the community This explanation should provide detail on the deficiencies of the existing facilities and set out how the new facilities will address such deficiencies and help with the delivery of sport and meet community facility needs	The local surrounding area has limited access to state of the art 3G Artificial Grass Pitches (AGPs) and this proposal will contribute to satisfying demand for training and competition football. The proposed AGP will accord with Sport England's and The Football Association's technical design guidance for Artificial Grass Pitches (AGPs). The provision of the Artificial Grass Pitch (AGP) could be used continuously throughout the year and intensively due to its artificial grass surface. This project will support Sport England's key goals in the following ways: - Increasing the number of people playing sport for at least 30 minutes once a week - Developing new teams and participation opportunities - Recruiting new players to all football formats - Providing quality training and match play facilities - Achieving growth in adult participation - Providing juniors supported pathways into adult teams - Raising the percentage of young adults who play sport once a week - Supporting school and club teams

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VAT number GB 687834179

SSL project code	SS3402	18
Client	Burgess Hill Town FC	
Document Title	Design and Access with Planning Statement	

	- Developing secure pathways into adult football - Creating pathways from recreational football into clubs
Explanation of which sports the new artificial turf pitch will accommodate	With football being the targeted sport, the appropriate surface choice is 3G artificial grass designed to FIFA Quality standards. 3G turf is regarded by The Football Association as the most suitable artificial playing surface for community football and youth development. Sport England guidance** describes this as a 'preferred football surface' and capable of high level competition / training (national/international). <i>**Sport England's guidance document 'Selecting the Right Artificial Surface for Hockey, Football, Rugby League and Rugby Union' Issue 002 / December 2010.</i>
Proposed surface type	3G artificial turf
Sustainability	Arrangements to ensure the long term maintenance of the facility will be established, along with a necessary sinking fund to ensure the long term benefit of the facility and the appropriate replacement of the artificial surface at the end of life cycles.

On the basis of the above justification, we consider the proposals would give rise to a considerable benefit to the wider community through the provision of an enhanced playing facility.

Given the above details, we believe Sport England will agree that the proposed development is acceptable under the following exception policy:

E5 – The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.

4.11 Identifying the Need

The current pitch can only accommodate 32 players using it. This does not support the latest 4 year football strategy from the Football Association (FA), nor does it support the community support objectives that Burgess Hill Town FC has set. Switching to a 3G would enable 1000 players a week to be using the pitch. The club already has a junior section of over 500 players, they currently have not been granted any priority access to local pitches which means they are last in the order when booking a pitch, games are often cancelled or rescheduled to being an away fixture which is causing players to drop out of playing due to the travelling demands. In addition, there is further demand for junior girls football, the club currently has 150 girls with the demand to double that amount however cannot do this due to not having enough playing pitches. Having a 3G pitch would enable a further 500 junior players using the pitch every week

In addition to the Juniors the club also operates a women's football team. Due to the limited access they currently have to the pitch, this is restricting them being able to progress up divisions and therefore many of the players will be looking to either leave the club or stop playing all together. The club also wants to use the women team to inspire more girls to play the sport and get active, playing at the stadium will enable this providing the club has a 3G surface. The club having a 3G would therefore enable 2 womens teams to play on the pitch which is an additional 40 women players using the pitch each week.

The club has also connected with groups of over 35 year olds that want to start vets football. The club would like to start a vets league (similar to Lewes FC) and has estimated this would provide football for an extra 200 over 35 year olds using the pitch every week in a 5 aside league. The added attraction of over 35 year olds using the stadium 3G pitch is the social element where the teams can socialise after the game within the facility. This makes the football club a unique opportunity and will be able to attract more players to play the sport

Having a 3G pitch will enable the club to open an SEN football section. This would provide football for children with learning differences to play football. There have been discussions with the local school and college (Woodlands Mead) and there are around 50 children that would be interested in using the pitch every week in a controlled environment that supports their enjoyment

The club has had contact with 3 organisations that provide football for Deaf football. Deaf football ideally needs to be played in a controlled environment and having a 3G pitch would enable 50 Deaf players to use the pitch weekly

The club has plans to operate an education program for 16-19year olds. If the club had a 3G, it would be able to operate B-tech sport or/and football courses for up to 60 students with an opportunity to expand to more.

There is also an opportunity if the club had a 3G to operate an "extra time" project that supports children who have unfortunately dropped out of school. The project supports by providing football alongside their education as a tool to get them back into school. We estimate this will support around 20 children a week as a starting point

The 3G would also enable the club to house schools for autistic children, the club has had an approach from Oak Rise school but hasn't been able to progress those discussions due to not having adequate facilities which means the club cannot afford to have a person on site daily to manage the school on site. There would be up to 100 autistic children that would benefit weekly

In summary, the club having a 3G pitch would enable over 1000 people to use the facilities weekly vs the current 32 players.

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SSL project code	SS3402	19
Client	Burgess Hill Town FC	
Document Title	Design and Access with Planning Statement	

4.12 Ecology and Biodiversity Netgain

It is accepted that ecology will be an important consideration in the assessment of the application and that Biodiversity Netgain is a mandatory requirement for applications such as this. The submission includes a Biodiversity Netgain Assessment metric, with accompanying report and Preliminary Ecological Appraisal. For further information please see the appended Biodiversity Netgain Metric and Biodiversity Report with Preliminary Ecological Appraisal.

4.13 Trees

Trees are present around the perimeters of the site. As such a Tree Constraints Plan and Arboricultural Method Statement has been provided and included within the list of appendices. The report outlines any trees to be removed prior to development and those to be retained along with any pruning required. Also provided are details of all measures recommended for adequate tree protection including any special construction measures to be utilised.

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SSL project code	SS3402	20
Client	Burgess Hill Town FC	
Document Title	Design and Access with Planning Statement	

5. Existing Site Photos



Main car parking area

Existing spectator stand to south of pitch with residential properties in the background



Natural turf playing area

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SSL project code	SS3402
Client	Burgess Hill Town FC
Document Title	Design and Access with Planning Statement

View of north and east of site with woodland in the background



View of western elevation of site



Existing floodlighting column



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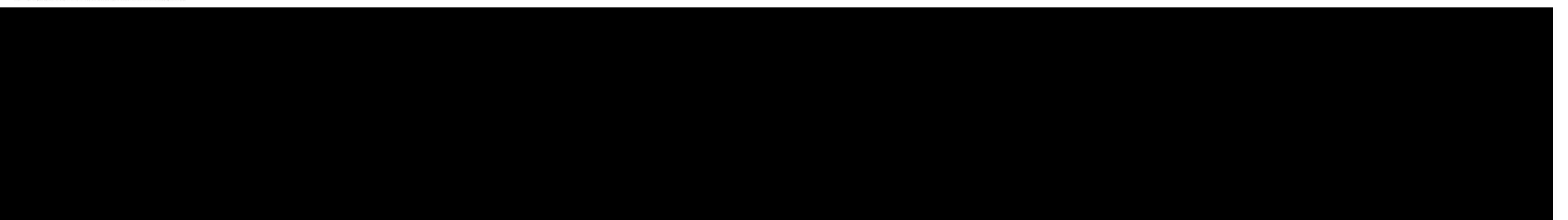
SSL project code	SS3402
Client	Burgess Hill Town FC
Document Title	Design and Access with Planning Statement

6. Conclusions

In view of the above justification and having been assessed in the light of relevant planning policies and material considerations, we request this proposal is accepted.

- The proposed Artificial Grass Pitch (AGP) will replace an existing grassed football pitch with better quality provision, thereby providing access to greater quantity of provision in a suitable location and supported by effective and appropriate management arrangements; whilst implementing best practice construction techniques to minimise waste and pollution.
- The proposal would give rise to a considerable benefit to the wider community through the provision of an enhanced playing facility and the opportunity for usage throughout the year.
- The proposal would ensure that surface water run-off is effectively managed and does not increase flood risk elsewhere.
- The proposal would ensure that noise emission created by use of the development is not expected to adversely affect any residents by way of noise.
- The proposal would result in a minimal impact on parking demand and not impact the wider highway network.
- The proposal satisfies Sport England's E5 – The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field.
- The Artificial Grass Pitch (AGP) and associated facilities would not result in an unacceptable impact upon the character, appearance or visual amenity of the site or surrounding area. The proposal will not appear inappropriate to any view looking into the existing sports ground site.
- The proposal would not result in a significant impact upon biodiversity and would provide suitable biodiversity enhancements.
- The development would ensure suitable measures with regards to tree protection are put in place.

End of document



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SSL project code	SS3402	23
Client	Burgess Hill Town FC	
Document Title	Design and Access with Planning Statement	