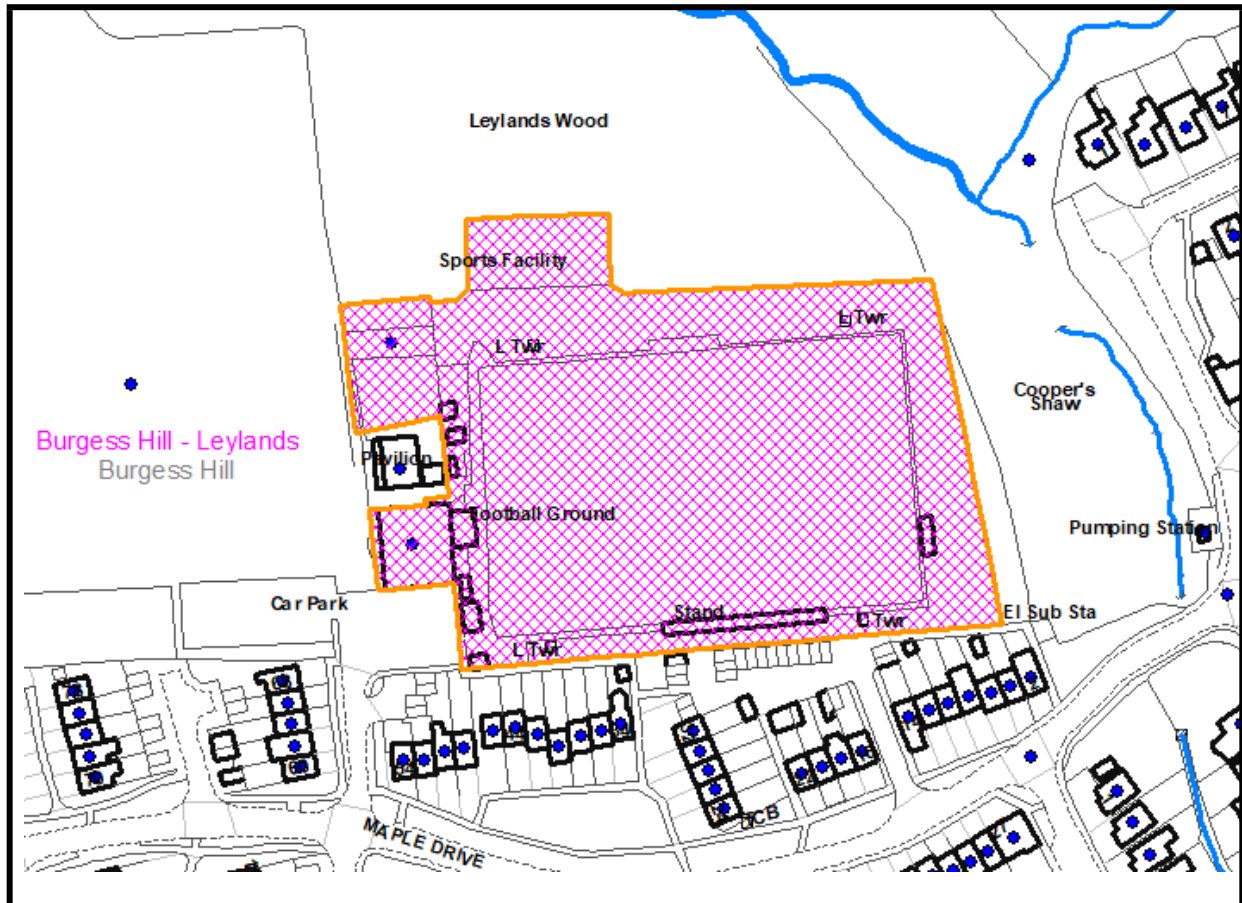


Planning Committee

Recommended for Permission

22nd May 2025

DM/25/0156



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Site:	Burgess Hill Town Football Club Leylands Park Football Ground Maple Drive Burgess Hill West Sussex
Proposal:	Conversion of a natural grass pitch to a 3G Artificial Grass Pitch (AGP) with perimeter fencing, replacement floodlights, acoustic barrier and hardstanding areas
Applicant:	Mr David Corney
Category:	Minor Other
Target Date:	1st April 2025
Parish:	Burgess Hill
Ward Members:	Cllr Simon Hicks / Cllr Anne Eves /

Case Officer:	Andrew Horrell

Link to Planning Documents:

<https://pa.midsussex.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SQEA78KT04L00>

1.0 Purpose of Report

- 1.1 To consider the recommendation of the Assistant Director for Planning and Sustainable Economy on the application for planning permission as detailed above.

2.0 Executive Summary

- 2.1 This application seeks planning 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 Football Club, Leylands Park Football Club.
- 2.2 The application has been referred to Committee because the site is on land owned by the District Council.
- 2.3 Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise
- 2.4 The requirement to determine applications "in accordance with the plan" does not mean applications must comply with each and every policy but is to be approached on the basis of the plan taken as a whole. This reflects the fact, acknowledged by the Courts, that development plans can have broad statements of policy, many of which may be mutually irreconcilable so that in a particular case one must give way to another.
- 2.5 Using this as the starting point the development plan for this part of Mid Sussex consists of the District Plan, the Site Allocations Development Plan Document (DPD) and the Burgess Hill Neighbourhood Plan.
- 2.6 National policy (which is contained in the National Planning Policy Framework (NPPF) and National Planning Policy Guidance) does not form part of the development plan, but is an important material consideration.
- 2.7 The design of the proposed alterations (floodlights, acoustic barrier and fencing) is considered to be in character with the existing facility, and will accord with policy DP26 of the Mid Sussex District Plan.
- 2.8 In terms of hours of use, noise and light pollution, the proposal is deemed acceptable subject to the imposition of the recommended planning conditions to protect neighbouring amenities of those residents living around the Football Stadium to accord with DP26 and DP29 of the Mid Sussex District Plan.

- 2.9 The proposal will not have any detrimental impact on drainage or trees and will have no likely significant impact on the Ashdown Forest SPA and SAC.
- 2.10 The proposed development is therefore deemed to comply with policies DP24, DP26, DP29 DP37, DP38 and DP41 of the Mid Sussex District Plan, The Mid Sussex Design Guide and the NPPF.
- 2.11 The application is therefore recommended for approval.

3.0 Recommendation

- 3.1 It is recommended that planning permission be approved subject to the conditions outlined at Appendix A.

4.0 Summary of Representations

- 4.1 161 letters of support on the following grounds:
- Vital and beneficial to community
 - changes better in terms of light and acoustics
 - Pitch can be multi use,
 - current fixture congestion (due to waterlogging) harms team performance.
- 4.2 3 Objections have been made on the following grounds:
- Poor transport links,
 - Inadequate parking,
 - Noise,
 - Harm to nature,
 - Economic viability
 - Drainage
 - No need for another 3G pitch in Burgess Hill

5.0 Summary of Consultees

MSDC Flood Risk and Drainage

We are satisfied that the development will not create or exacerbate any local flood risk.

Given the level of detail which has been submitted, we therefore suggest that a drainage condition will not be necessary for this development.

MSDC Tree Officer

No objection. Please do condition the AIA.

MSDC Estates

The Council's Playing Pitch Study (2019) identified the need for up to three additional ATPs in the Central/South area of the district and this proposal will help meet local demand.

MSDC Environmental Protection

Recommend Approval subject to various conditions.

MSDC Ecology Consultants

To be reported

6.0 Burgess Hill Town Council Observations

6.1 Recommend Approval.

7.0 Introduction

7.1 The application seeks planning permission 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

8.0 Relevant Planning History

8.1 BH/173/96 – Replacement of existing floodlighting at Leylands Park.(approved)

8.2 08/03481/COND - 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 (approved)

9.0 Site and Surroundings

9.1 The site is a community football ground with surrounding clubhouse and stands behind each goal.

9.2 To the north of the site is ancient woodland, to the south of the site is close boarded fencing and netting with houses in Maple Drive beyond. To the east of the site is further ancient woodland and to the west of the site is the clubhouse building with car park to the recreation ground beyond.

9.3 The site is within the built-up area of Burgess Hill

10.0 Application Details

- 10.1 The grass is to be changed from natural turf to 3G Artificial grass with a ball stop mesh fencing which measures 1.1m high.
- 10.2 The floodlights are to be replaced with 15m high slimline LED floodlights.
- 10.3 An acoustic barrier is to be installed which measures 3.5m high.
- 10.4 The proposed hardstanding area around the perimeter of the 3G grass is to be porous macadam.

11.0 Legal Framework and List of Policies

- 11.1 Using this as the starting point the development plan for this part of Mid Sussex consists of the District Plan, Site Allocations Document and the Burgess Hill Neighbourhood Plan.
- 11.2 National policy (which is contained in the National Planning Policy Framework and National Planning Policy Guidance) does not form part of the development plan but is an important material consideration.
- 11.3 Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

11.4 Mid Sussex District Plan (adopted March 2018)

Relevant Policies:

DP24 – Leisure and Cultural Facilities and Activities
DP26 – Character and Design
DP29 – Noise, Air and Light Pollution
DP37 – Trees, Woodland and Hedgerows
DP38 – Biodiversity
DP41 – Flood Risk and Drainage

11.5 Mid Sussex District Plan 2021-2039 Consultation Draft (Regulation 19)

The District Council is reviewing and updating the District Plan. Upon adoption, the new District Plan 2021 - 2039 will replace the current District Plan 2014-2031 and its policies will have full weight. In accordance with the NPPF, Local Planning Authorities may give weight to relevant policies of the emerging plan according to the stage of preparation; the extent to which there are unresolved objections to the relevant policies; and the degree of consistency of the relevant policies in the emerging plan to the NPPF. The draft District Plan 2021-2039 (Regulation 19) is currently at Examination and the stage 1 hearings were concluded on the 31st October 2024. There are unresolved objections to some of the Policies in the draft District Plan and as such, only minimal weight can be given to the Plan and this planning application has been assessed against the policies of the adopted District Plan.

Relevant policies:

DPS4 - Flood Risk and Drainage
DPN2 – Biodiversity Net Gain
DPN4 – Trees, Woodland and Hedgerows
DPN7 – Noise Impacts
DPN8 – Light Impacts and Dark Skies
DPB1 - Character and Design
DPI5 – Open Space, Sport and Recreational Facilities

11.6 **Burgess Hill Neighbourhood Plan**

Burgess Hill Neighbourhood Plan was formally ‘made’ as of 28th January 2016.

Relevant policies include:

LR3 - Protect and Improve Existing Leisure and Recreational Facilities

11.7 **National Policy**

The National Planning Policy Framework (NPPF December 2024)

Planning Practice Guidance

12.0 **Assessment**

12.1 The main issues for consideration are:

- Principle
- Design and Character
- Residential Amenities
- Pollution
- Trees, Woodland and Hedgerows
- Flood Risk and Drainage
- Ashdown Forest
- Biodiversity Net Gain

Principle of Development

12.2 Given the leisure use aspect of the proposal, Policy DP24 of the Mid Sussex District Plan states (in part):

'Development that provides new and/or enhanced leisure and cultural activities and facilities, including allotments, in accordance with the strategic aims of the Leisure and Cultural Strategy for Mid Sussex will be supported.'

LR3 of the Burgess Hill Neighbourhood Plan has a similar ethos.

12.3 NPPF paragraph 98 states that;

'To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- a. plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural*

buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;

b. take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;

c. guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;

d. ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and

e. ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.'

12.4 NPPF paragraph 103 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, and can deliver wider benefits for nature and support efforts to address climate change. 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.'

12.5 Having regard to the above, the principle of the proposed development contained within this application is acceptable and in accordance with planning policy.

Design and Character

12.6 Policy DP26 of the Mid Sussex District Plan requires all development and surrounding spaces to be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside.

12.7 Paragraph 135 states, in part;

'Planning policies and decisions should ensure that developments;

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users'

12.8 Given that there are other floodlights within the site which can be operated until a similar time (10pm), it is not considered that this element of the proposal would have an adverse impact on the character of the area.

12.9 In terms of the installation of hardstanding, the replacement of the grass and the installation of acoustic barrier, it is considered that in design terms, the proposal is acceptable. It would be on the footprint of the existing football ground and would be sympathetic in terms of visual appearance to its existing surroundings, which is characterised by hardstanding and boundary fencing.

- 12.10 In terms of the proposed 3.5m high acoustic fence, this will not appear out of keeping within its context, adjacent to the football ground enclosure with metal mesh walling. It will not therefore detract from the character and appearance of the area.
- 12.11 It is considered the visual impact of the proposals are acceptable that the application complies with policy DP26 of the Mid Sussex District Plan in this regard.

Impact on Residential Amenity

- 12.12 Policy DP26 states, in part, that applicants should demonstrate that development:

'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);'

- 12.13 Policy DP29 states, in part;

'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;'*

- 12.14 Paragraph 187(e) of the NPPF states that new development must prevent unacceptable risks or adverse impacts and affects from unacceptable levels of noise pollution.

- 12.15 Furthermore, paragraph 198 (a) of the NPPF states that the planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects of pollution on health, living conditions and in doing so should 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 life.
- 12.16 The comments of your Environmental Protection Officer are set out in full in Appendix B, but they have commented that the change of the pitch from natural grass to 3G will lead to an increase in its use. As result, and in order to protect residential amenity, they have suggested conditions to control the hours of use of the pitch and floodlights. In addition, it is suggested that the installation of an acoustic barrier to the properties to the south within Maple Drive is also secured by a condition.
- 12.17 Officers are satisfied that these conditions would adequately mitigate any harmful noise impact on the living conditions of nearby properties. The changes would be sited on the footprint of an existing football stadium which is open to the elements. The proposed pitch would be within a metal mesh walled enclosure with an acoustic screen to the south
- 12.18 It is also important to note that this is an existing facility. Th site is within built up area boundary so any noise or light pollution from the proposed activity would not be more harmful given its context and character of the area.
- 12.19 All of these factors would not result in an unacceptable level of harm for the occupants of nearby residential properties by reason of noise impact.
- 12.20 In terms of light pollution, and impact on residential amenity, the club has existing lighting columns to floodlight the pitch. The proposed lighting would be in the same location as the existing floodlights. The Council's Environmental Health officer has no objection to the proposed illumination and has recommended a condition to restrict the hours that they are utilised. This will ensure that there would not be unacceptable levels of light pollution.
- 12.21 In terms of the visual impact of the 3.5m high acoustic fence on the neighbouring properties in Maple Drive which are at the closest point approximately 15m from where the fence is to be sited, it is noted that the boundary is characterised by approximately 6m high netting. Therefore, whilst there will be a degree of impact given the nature of the site and as it would be viewed in context of the existing timber close boarded boundary fencing between the football ground and the residential properties the fencing would not be harmful to the neighbours to the south of the football ground.
- 12.22 This is considered to be acceptable and would not amount to an unacceptable level of harm for the occupants of nearby households.
- 12.23 Having regard to the above, it is considered that there will be no unacceptable harm resulting from the proposed development in terms of residential amenity and that the proposed complies with the relevant policies above in the development plan.

Trees, Woodland and Hedgerows

- 12.24 The site is surrounding to the north and east by Ancient Woodland.

- 12.25 DP37 of the Mid Sussex District Plan states, in part, the following:

'Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted'.

- 12.26 The MSDC Tree Officer, has stated they have no objection to the proposal, but the submitted Arboricultural Impact Assessment should be adhered to. This can be conditioned.
- 12.27 Your Planning Officer has no reason to disagree with the comments of the Tree Officer and therefore the proposal is considered to comply with policy DP37 of the Mid Sussex District Plan.

Flood Risk and Drainage

- 12.28 Policy DP41 seeks to ensure that development is satisfactorily drained and does not cause a risk of flooding off site.
- 12.29 The site is in flood zone 1 and is at low fluvial flood risk (risk of flooding from Main Rivers). The site is shown to be at very low surface water flood risk (comparable to flood zone 1).
- 12.30 The Councils Drainage Engineer is satisfied that the proposed drainage strategy is acceptable and will not create, or exacerbate, any local flood risk. Given the level of detail which has been submitted, they suggest that a drainage condition will not be necessary for this development.
- 12.31 Your Planning Officer has no reason to disagree with the comments of the Drainage Engineer and therefore the proposal is considered to comply with policy DP41 of the District Plan in respect of flood risk and drainage.

Ashdown Forest

- 12.32 Under the Conservation of Habitats and Species Regulations 2017 (as amended) (the 'Habitats Regulations'), the competent authority - in this case, Mid Sussex District Council - has a duty to ensure that any plans or projects that they regulate (including plan making and determining planning applications) will have no adverse effect on the integrity of a European site of nature conservation importance. The European site of focus is the Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC).
- 12.33 The potential effects of development on Ashdown Forest were assessed during the Habitats Regulations Assessment (HRA) process for the Mid Sussex District Plan 2014-2031. This process identified likely significant effects on the Ashdown Forest SPA from recreational disturbance and on the Ashdown Forest SAC from atmospheric pollution.
- 12.34 A Habitats Regulations Assessment has been undertaken for the proposed development in this planning application.

Recreational disturbance

- 12.35 Increased recreational activity arising from new residential development and related population growth is likely to disturb the protected near-ground and ground nesting birds on Ashdown Forest.
- 12.36 In accordance with advice from Natural England, the HRA for the Mid Sussex District Plan 2014-2031, and as detailed in District Plan Policy DP17, mitigation measures are necessary to counteract the effects of a potential increase in recreational pressure and are required for developments resulting in a net increase in dwellings within a 7km zone of influence around the Ashdown Forest SPA. A Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) mitigation approach has been developed. This mitigation approach has been agreed with Natural England.
- 12.37 This planning application does not result in a net increase in dwellings within the 7km zone of influence and so mitigation is not required.

Atmospheric pollution

- 12.38 Increased traffic emissions as a consequence of new development may result in additional atmospheric pollution on Ashdown Forest. The main pollutant effects of interest are acid deposition and eutrophication by nitrogen deposition. High levels of nitrogen may detrimentally affect the composition of an ecosystem and lead to loss of species.
- 12.39 The potential effects of the proposed development are incorporated into the overall results of the transport model prepared for the Mid Sussex Transport Study, which indicates there would not be an overall impact on Ashdown Forest. This means that there is not considered to be a significant in combination effect on the Ashdown Forest SAC by this development proposal.

Conclusion of the Habitats Regulations Assessment

- 12.40 The Habitats Regulations Assessment concludes that there would be no likely significant effects, alone or in combination, on the Ashdown Forest SPA and SAC from the proposed development.
- 12.41 No mitigation is required in relation to the Ashdown Forest SPA or SAC.
- 12.42 A full HRA (that is, the appropriate assessment stage that ascertains the effect on integrity of the European site) of the proposed development is not required.

Biodiversity Net Gain

- 12.43 Biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990. Under the statutory framework for biodiversity net gain this application is deemed to have been granted subject to the biodiversity net gain condition for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat.
- 12.44 The biodiversity net gain condition is set out in the Town and Country Planning Act 1990, Schedule 7A, Part 2, 13 (2). It states:

'The condition is that the development may not be begun unless—

(a) a biodiversity gain plan has been submitted to the planning authority (see paragraph 14), and

(b) the planning authority has approved the plan (see paragraph 15)'.

- 12.45 A biodiversity metric spreadsheet has been submitted with the application, and applicants are considering the purchase of statutory biodiversity credits to meet their mandatory requirements. These documents are being assessed by the Council's Ecology Consultant and their comments are awaited. Members will be provided with a further update at the Committee on this matter.
- 12.46 Notwithstanding the outstanding comments from the Council's Ecology Consultant, in line with the legislation on biodiversity net gain, a Biodiversity Gain Plan must be submitted and approved by the planning authority before commencement of the development. This Plan is the mechanism to ensure that the biodiversity gain objective is met. The biodiversity gain condition is a pre-commencement condition.

Other Matters

- 12.47 Comments were raised by a Burgess Hill Hockey club as to the need for the 3G pitch and lack of Hockey facilities for the club to use. While noted, this application needs to be considered on its own merits and given this site is solely for Burgess Hill Football Club, the lack of hockey facilities falls outside the scope of this application.
- 12.48 Other concerns about the economic viability of the proposal and transportation links are not deemed relevant to an application of this nature.

13.0 Planning Balance and Conclusion

- 13.1 The proposal will enhance community facilities in accordance with policy DP24 of the Mid Sussex District Plan and LR3 of the Burgess Hill Neighbourhood Plan.
- 13.2 The design of the proposed alterations (floodlights, acoustic barrier and fencing) are considered to be in character with the existing facility, and will accord with policy DP26 of the Mid Sussex District Plan.
- 13.3 In terms of hours of use, noise and light pollution, the proposal is deemed acceptable subject to the imposition of the recommended planning conditions to protect neighbouring amenities of those residents living around the Football Stadium to accord with DP26 and DP29 of the Mid Sussex District Plan.
- 13.4 The screening assessment concludes that there would no likely significant effects, alone and in combination, on the Ashdown Forest SPA and SAC from the proposed development. No mitigation is required in relation to the Ashdown Forest SPA and SAC. A full HRA of the proposed development is not required.
- 13.5 It is recommended that the application is approved subject to planning conditions.

APPENDIX A – RECOMMENDED CONDITIONS

Conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interest of proper planning.

3. The hours of operation for the 3G artificial grass pitch shall be limited to 0900 hours to 2200 hours daily only.

Reason: To safeguard the amenities of nearby residents and to accord with Policies DP26 and DP29 of the Mid Sussex District Plan 2014 - 2031.

4. The 3.5m high acoustic noise barrier on the south of the site hereby approved shall be built in accordance with the approved plans and shall be retained permanently, unless changes are sought from the Local Planning Authority.

Reason: To safeguard the amenity of residents and to comply with Policies DP26 and DP29 of the Mid Sussex District Plan 2014 - 2031.

5. The premises shall adhere to the noise management plan submitted on 20th January 2025. Any changes to noise management plan shall be confirmed in writing to the planning authority.

Reason: To safeguard the amenity of residents and to comply with Policies DP26 and DP29 of the Mid Sussex District Plan 2014 - 2031.

6. Floodlight shall only be used between the hours of 09:00 hours to 22:00 hours daily to minimise the impact on neighbouring residents

Reason: To safeguard the amenity of residents and to comply with Policies DP26 and DP29 of the Mid Sussex District Plan 2014 - 2031

7. The Arboricultural Impact Assessment and Method Statement from 6th March shall be adhered to during the construction of the approved development.

Reason: To safeguard the retained trees and their root protection area and to comply with policy DP37 of the Mid Sussex District Plan.

Biodiversity Net Gain

1. This permission is considered to be one which **will require the approval of a biodiversity gain plan before development is begun** (which includes demolition) because none of the statutory exemptions or transitional arrangements are considered to apply.

Please see the information contained within the notes to applicants/agents set out below.

Informatives

1. In accordance with Article 35 Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. Your attention is drawn to the requirements of the Environmental Protection Act 1990 with regard to your duty of care not to cause the neighbours of the site a nuisance. Accordingly, you are requested that:
Hours of construction/demolition on site are restricted only to: Mondays to Fridays 0800 - 1800 hrs; Saturdays 0900 - 1300 hrs; No construction/demolition work on Sundays or Public Holidays.
Measures shall be implemented to prevent dust generated on site from crossing the site boundary during the demolition/construction phase of the development.
No burning of materials shall take place on site at any time.
If you require any further information on these issues, please contact Environmental Protection on 01444 477292.

Plans Referred to in Consideration of this Application

The following plans and documents were considered when making the above decision:

Plan Type	Reference	Version	Submitted Date
General	10	00	04.02.2025
Location Plan	02	00	20.01.2025
Existing Site Plan	01	00	20.01.2025
Proposed Site Plan	03	00	20.01.2025
Proposed Floor Plans	04	00	20.01.2025
Existing and Proposed Elevations	05	00	20.01.2025
General	06	00	20.01.2025
Drainage Details	07	00	20.01.2025
Drainage Details	08	00	20.01.2025
General	09	00	20.01.2025

APPENDIX B – CONSULTATIONS

Burgess Hill Town Council

Recommend Approval

MSDC Environmental Protection Officer:

In the design and access statement, it is mentioned that construction will take place between 0700 hours to 1800 hours Monday to Friday and 0700 hours to 1300 hours on Saturdays, with no construction or operations on Sundays or bank holidays. However, we request that loud construction work does not start until 0800 hours Monday to Friday and 0900 hours on Saturdays, in line with our general guidance for noisy construction.

While the site is already a football pitch, it is acknowledged that the application to change the pitch to 3G artificial grass will result in greater intensity of use. Additionally, the applicant proposes to increase the hours of operation to 0900 hours to 2200 hours. Previously, the hours of use appear to have been controlled by the hours that the floodlights could be on. The new hours represent a 30-minute increase during weekdays and a significant increase in weekend use. However, I would not think that the sports lights would only have had a greater impact on times outside of summer when days are short and when residents are more likely to make less use of their gardens and have windows closed.

There are residential properties in the vicinity to the south and east of the grounds. A noise impact assessment has been undertaken, which shows that noise from the football pitch has a moderate to major impact on residents. However, it acknowledges that a football pitch is already there, and the noise levels are within acceptable criteria for sports pitches. The report recommends a 3.5-meter-high noise barrier on the southern elevation close to the houses. A noise management plan has also been provided, and I suggest that both the hours of use and the continued use of the noise management plan are conditioned.

I have read the lighting report, which shows that even with the floodlights on, they should comply with post-curfew requirements, meaning the lights could be on after 2300 hours without significant impact on neighbouring residents. However, the report suggests that the lights will still go off at closing time in order to have no impact on residents post-curfew. As such, in line with the hours of operation, I suggest that the lighting is also conditioned to go off at 2200 hours.

Recommend approval with the following suggested conditions:

1. loud construction activities shall only take place between 0800 hours to 1800 hours Monday to Friday and 0900 hours to 1300 hours on Saturdays. No construction or operations shall take place on Sundays or bank holidays.
2. The hours of operation for the 3G artificial grass pitch shall be limited to 0900 hours to 2200 hours daily.
3. A 3.5-meter-high noise barrier shall be installed on the southern elevation close to the residential properties, as recommended in the noise impact assessment report.
4. The premises shall adhere to the noise management plan provided. Any changes to noise management plan shall be confirmed in writing to the planning authority.
5. Floodlight shall only be used between the hours of 09:00 hours to 22:00 hours daily to minimise the impact on neighbouring residents.

MSDC Drainage:

We are satisfied that the development will not create or exacerbate any local flood risk.

Given the level of detail which has been submitted, we therefore suggest that a drainage condition will not be necessary for this development.

MSDC Tree Officer:

No objection. Please do condition the AIA.

MSDC Estates:

The Council's Playing Pitch Study (2019) identified the need for up to three additional ATPs in the Central/South area of the District and this proposal will help meet local demand.