

Planning Statement

**APPLICATION FOR THE DISCHARGE OF CONDITIONS 3, 4, 5, 6, & 7
ON APPROVAL DM/23/2251**

for

**PROPOSED NEW MULTI-USE GAMES AREA (MUGA) WITH 4
FLOODLIGHTING COLUMNS AND RELOCATION AND ENHANCEMENT
OF THE EXISTING PLAYGROUND AND NEW PUBLIC CAR PARK WITH
14 SPACES**

at

**COPTHORNE RECREATION GROUND, COPTHORNE BANK,
WEST SUSSEX, RH10 3RE**



On behalf of

WORTH PARISH COUNCIL

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Introduction:

This planning statement accompanies an application for the discharge of conditions 2, 3, 4, 5, 6 & 7 on DM/23/2251 for a proposed new multi-use games area (MUGA) with 4 floodlighting columns and relocation and enhancement of the existing playground and new public car park with 14 spaces.

Condition 3:

No development shall take place until details of the existing and proposed site levels have been submitted to and approved in writing by the Local Planning Authority, including where necessary proposed contours and finished landscaping. The development shall only be carried out in accordance with the approved details.

Reason: For the avoidance of doubt and to ensure that the development does not prejudice the amenities of adjacent residents or the appearance of the locality and to accord with Policy DP26 of the Mid Sussex District Plan.

The existing levels (shown in black) and proposed levels (shown in red) are detailed on the External Works Plan reference WPC-CP 03 provided with this application.

Condition 4:

No development shall be carried out until a schedule of materials and finishes to be used for the external surface of the proposed car parking area, MUGA perimeter fencing, acoustic fencing and floodlighting columns, together with details of the vehicle height restrictor, have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a development of visual quality and to accord with Policy DP26 of the Mid Sussex District Plan.

The following schedule of materials is proposed for the external finishes:

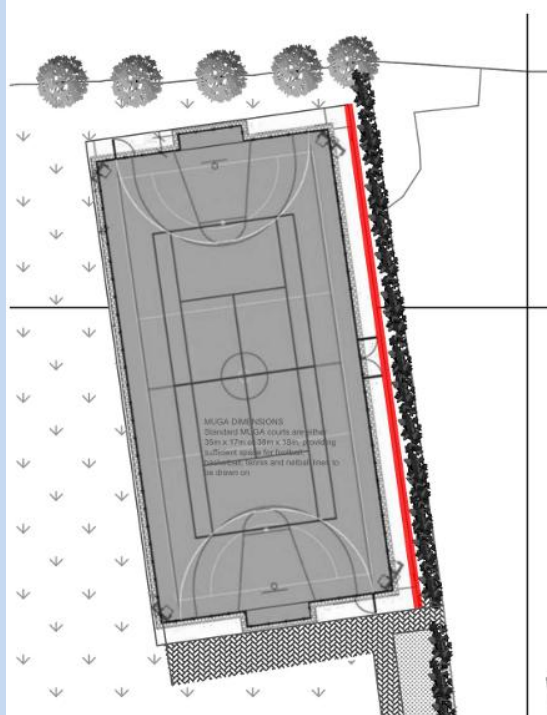
External surface of the proposed car parking area	90mm thick base course of 20mm SuperDrain asphalt and 30mm black coloured wearing course of 6mm SuperDrain asphalt supplied by Aggregate Industries will be laid in the access and turning area: SuperDrainasphalt®: Permeable Asphalt for SuDS & Car Parks 60mm thick Brett Omega Flow permeable blocks to be laid in accordance with BS 7533-3:2005 A1:2009 to form finished surface of fourteen parking bays [total area 167m2]. Block colour to be "Charcoal": https://www.brettlandscaping.co.uk/professional/product/omega-flow/
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MUGA fencing	Condition 12 of DM/23/2251 requires that: <i>“The metal perimeter fence to the Multi Use Games Area hereby permitted will have a fence mounting system which employs resilient connections between the perimeter fencing and the supporting structural columns. The fence panels will be securely clamped together and to supporting posts with resilient fixings/neoprene isolators to minimise noise from ball impacts causing the fence to vibrate and rattle, as specified in the acoustic report produced by Parker Jones Acoustics Limited dated 17 October 2023”</i> It has been confirmed the proposed Xaun Super Rebound 8 Double Wire Mesh Fencing System is supplied with EDPM noise reducing inserts and meets the requirements of Condition 12: https://www.zaun.co.uk/media/2022/08/Super-Rebound-8-2022.pdf
Acoustic fencing	Condition 10 of DM/23/2251 requires that: <i>“The Multi Use Games Area hereby permitted shall not be brought into operation until a suitable Noise Management Plan (NMP) has been submitted to and approved in writing by the Local Planning Authority. This NMP shall include (but shall not be limited to) noise mitigation measures recommended in the acoustic report submitted by Parker Jones Acoustics Limited dated 17 October 2023. The Multi Use Games Area shall operate in accordance with the approved NMP and shall be reviewed after any significant changes to operation of the site, or after any noise complaints are received.”</i> Condition 11 of DM/23/2251 requires that: <i>“The Multi Use Games Area hereby permitted shall not be brought into operation until a suitable close boarded fence, without gaps or cracks, at least 2m in height, and with a mass of at least 10kg/m², is installed close to the east side of the MUGA (outside of the ball stop fencing) as specified in the acoustic report produced by Parker Jones Acoustics Limited, dated 17 October 2023.”</i>

Section 6.1.1 of the Parker Jones report dated 17th October 2023 also stated that:

“An acoustic barrier should be built along the east perimeter of the MUGA, to the extent of that shown in Figure 6.1.”

Figure 6.1 – Extent of the required noise barrier (red line)



In order to meet the requirements of Condition 11 it is the use of Jakoustic Reflective acoustic fencing supplied by Jacksons fencing is proposed:

<https://www.jacksons-security.co.uk/acoustic-security-barriers/reflective-acoustic-barrier>

A data sheet is provided which states the product is rated according to BS EN 1793-2:1998, is Category B3, achieves a sound reduction of 28dB and has a superficial mass of 25kg/m2.

A Noise Management Plan will be submitted in accordance with Condition 10 prior to the MUGA being brought into operation.

Flood lighting columns

The proposed floodlighting will be installed in accordance with the Signify report dated 18th July 2024 and will comprise a total of four PhilipsOptiVision LED gen3.5 light fittings mounted on 8m high columns with one column erected on each corner of the MUGA:

https://www.assets.signify.com/is/content/Signify/912300060434_EU.en_AA.PROF.FP

Vehicle height restrictor	7m wide double leaf opening height restrictor to be installed in position indicated on WPC-CP-02 REV B to limit height of vehicles entering car park to maximum of 2.1m. Uprights and catchposts [to secure crossbars in open position] to be 100 x 100 x 3mm box section set in concrete to a depth of 760mm below ground level. Crossbars to be 100 x 60 x 3mm box section. Metalwork to be powder coated in RAL 6005 Moss Green finish [not red as illustrated in link below]. 2no 1500mm x 200mm signs reading "Maximum Height 2.1m" to be fitted to centre of crossbars [1no on each] with black font on hi-vis yellow background. https://www.barriersdirect.co.uk/height-restrictor-swing-gate-double-leaf-robust-6-11m-p51038
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Condition 5:

No development shall commence unless and until there has been submitted to and approved in writing by the Local Planning Authority full details of both hard and soft landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of those to be retained, together with measures for their protection in the course of development, plus details of replacement tree and hedgerow planting, which should comprise native species (size, species, maintenance and aftercare (planting, support and feeding)), and these works shall be carried out as approved. The works shall be carried out in accordance with the submitted AIA, AMS and TPP and prior to first use of any part of the development or in accordance with the programme agreed with the Local Planning Authority. Any trees or plants which, within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity and of the environment of the development and to accord with Policies DP26 and DP37 of the Mid Sussex District Plan.

The Arboricultural Impact Assessment, Method Statement and Tree Protection Plan prepared by PJC (ref. PJC/6393/24-02), dated 27th March 2024, contains the majority of the information required to discharge this condition and is resubmitted in support of this application.

Within the report, a Tree Constraints Plan (ref. PJC/6393/23/A), dated 4th August 2023, identifies all existing trees and hedgerows within the site. This is accompanied by a comprehensive Tree Survey Schedule providing full descriptions, categorisation and condition assessments for each surveyed tree and hedgerow.

A Tree Retention Plan (ref. PJC/6393/24/B), dated 27th March 2024 illustrates that all of the existing trees and hedgerows will be retained other than T5 and two sections of adjacent hedgerow which need to be removed to form the entrance to the car park. The report also includes a Tree Protection Plan (ref. PJC/6393/24/D) dated 27th March 2024.

The removal of these features will be mitigated by planting three new trees in the positions as shown

on PJC/6393/24/B. The proposed replacement tree for T5 adjacent to Copthorne Bank will be a Acer Platanoides Red Leaf Maple “Crimson King” [<https://www.ewburrownursery.co.uk/acer-platanoides-crimson-king-red-leaved-maple>] with a height of 300-400cm. The two new additional trees to the east of the new playground will be Acer Campestre Elsrijk Field Maple “Standard Form” [<https://www.ewburrownursery.co.uk/acer-campestre-elsrijk-field-maple>] with a height of 300-400cm.

The hedgerow at the front of the site is being removed in order to create the necessary visibility splays with two new sections of hedgerow planted behind the visibility lines. Worth Parish Council had envisaged planting hedgerow blocks to create an instant hedge but have taken this will not be possible as it would involve excavating a trench in the root protection zone of T4.

Accordingly, it is now proposed that replacement Crataegus Monogyna hawthorn bare roots [<https://www.ewburrownursery.co.uk/crataegus-monogyna-hawthorn>] will be planted behind post and rail fencing comprised of cleft chestnut post and rail fencing with three rails.

In terms of other fencing:

1. A specification sheet has been provided for the proposed knee rail fencing around the perimeter of the car park:
[[file:///C:/Users/Paul/Downloads/Diamond%20Knee%20Rail%20900mm%201200mm%20J701293sht1%20\(1\).pdf](file:///C:/Users/Paul/Downloads/Diamond%20Knee%20Rail%20900mm%201200mm%20J701293sht1%20(1).pdf)].
2. A specification sheet has been provided for the Xaun Super Rebound 8 Double Wire Mesh Fencing System around the MUGA:
<https://www.zaun.co.uk/media/2022/08/Super-Rebound-8-2022.pdf>
3. A specification sheet has been provided for the Jakoustic Reflective acoustic fencing adjacent to the MUGA:
<https://www.jacksons-security.co.uk/acoustic-security-barriers/reflective-acoustic-barrier>

In terms of surfaces:

1. Black SuperDrain asphalt will be laid in the access and turning area:
<https://www.holcim.co.uk/products/asphalt/superdrainasphalt>
2. Charcoal Brett Omega Flow permeable blocks will be laid in the parking bays and paved area:
<https://www.brettlandscaping.co.uk/professional/product/omega-flow/>
3. Internal paths will be laid in black asphalt.
4. The MUGA will be surfaced with a Playrite Green Matchplay II artificial surface:
<https://playrite.co.uk/product/matchplay-2-standard/>
5. The playground will be surfaced with a safety pour finish in the colours shown on the Proludic drawing dated 31/08/2023 (ref. 2306.38637).

Condition 6:

The development hereby permitted shall not commence unless and until details of the proposed foul and surface water drainage and means of disposal relating to the relevant phase or element of the development have been submitted to and approved in writing by the Local Planning Authority. Any phasing or elements shall be clearly identified as part of this condition. No element of that phase shall be brought into use until all the approved drainage works have been carried out in accordance with the approved details.

Reason: To ensure that the proposal is satisfactorily drained and to accord with the NPPF requirements and Policy DP41 of the Mid Sussex District Plan. 7. 8. 9. 10. 11.

The development produces no foul discharge and this condition is therefore addressed through the provision of surface water drainage details only.

In June 2024 porosity tests were carried out in accordance with BRE Digest 365 Soakaway Design. TP1 was located in the position of the playground and car park. TP2 was located in the position of the MUGA. Pluviam have used the results to develop the initial feasibility assessment into a full drainage design.

The hydraulic calculations are provided in the following document:
PN0237-PEL-Hydraulic Calculations Copthorne

The drainage layout is provided on the following plan:
PN0237-PEL-XX-XX-DR-Y-0001 B

To summarise the following approach has been taken:

Car park:	Porous tarmac on porous base materials
Paved area:	Permeable pavers on porous base materials
Playground:	Safety surfacing laid to falls to a drainage channel discharging to a geocellular tank
MUGA:	Porous surface on porous base materials

Condition 7:

Prior to the commencement of the development a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall include amongst other matters details of: measures to control noise or vibration affecting nearby residents; artificial illumination; dust control measures; pollution incident control and site contact details in case of complaints. The construction work shall thereafter be carried out at all times in accordance with the approved Construction Environmental Management Plan, unless any variations are otherwise first submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the amenity of local residents from noise and dust emissions during construction and to accord with Policies DP26 and DP29 of the Mid Sussex District Plan.

A Construction Environmental Management Plan (CEMP) has been provided in a separate document.

It is believed the above documents will enable the Local Authority to fully discharge the pre-commencement conditions on DM/23/2251.

PBA PLANNING
12th FEBRUARY 2026