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Sent: 12 February 2025 12:16:19 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/25/0156

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 12/02/2025 12:16 PM from Oliver Benson on behalf of Environmental Protection.

Application Summary

Reference:	DM/25/0156
Address:	Burgess Hill Town Football Club Leylands Park Football Ground Maple Drive Burgess Hill West Sussex RH15 8DL
Proposal:	Conversion of a natural grass pitch to a 3G Artificial Grass Pitch (AGP) with perimeter fencing, replacement floodlights, acoustic barrier and hardstanding areas
Case Officer:	Andrew Horrell

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Comments Details

Comments:

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 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.

Kind regards