



## **Agenda Update Sheet**

**District Planning Committee  
7<sup>th</sup> March 2024**

## **Agenda Item : 5**

### **APPLICATION DM/23/3182**

The first sentence of Paragraph 2.6 should be amended to state:

The details of the reserved matters of the access, layout, scale, appearance and landscaping of the site need to be assessed against the relevant policies in the development plan.

Addition to paragraph 5.1:

The following comments have been received from the Environmental Health Officer:

- Hours of use for flood lit artificial pitches until 22:00 and grass pitches between 10:00 and 12:30. In order to facilitate this a noise management plan (NMP) can be conditioned, requiring that the goals and any other equipment be removed outside of these times.
- The likely noise levels (taken from measurements at a similar, existing sports site) are compared to various appropriate standards in order to assess their acceptability. A background noise survey at the proposed site was also conducted.
- Noise mitigation in the form of 2.5m acoustic barriers in strategic locations is proposed. Additionally, the report recommends that the NMP should contain measures to address swearing and anti-social behaviour, and a formal complaints protocol.
- It is also advised that all perimeter fencing should be fixed to the support posts with neoprene isolators installed to fully isolate the panels from the posts. This measure greatly reduces the 'rattling' associated with ball impacts on metal fencing.
- With all these measures in place, noise is assessed by the report as being likely to remain at levels which, whilst noticeable during use, are unlikely to cause any significant adverse impacts. I am satisfied that the report follows good practice and that the conclusions are reasonable.
- Conditions recommended:
  - Construction hours
  - Noise Management Plan
  - Noise Management Plan Implementation
  - Lighting

Additional paragraph 6.2:

An additional representation has been received from Hurstpierpoint & Sayers Common Parish Council as follows:

- Pleased to see the additional access point/cycle path from the south west corner of the centre now showing on the plans
- Would still like to see an increase in the diversity of sports

Addition to paragraph 12.85:

MSDC's Environmental Health Officer has assessed the proposal and raises no objection subject to conditions to secure construction hours, a noise management plan and controlling the lighting. A Construction Environmental Management Plan is secured on the Outline Planning Permission which controls hours of construction. As such it is not considered necessary to replicate this requirement. The other conditions have been recommended.

Additional paragraph between 12.85 and 12.86:

The acoustic fencing along the boundary with Gatehouse Farm also serves as ball stop fencing in one position where it raises to 3m. MSDC's Environmental Health Officer has considered the noise impact of balls bouncing on the acoustic fencing. It is considered that the hours of use of the grass pitches, combined with the intervening landscaping means that the likelihood of balls causing a significant disturbance from repeatedly hitting this fence is unlikely and the use of the acoustic fencing as additional ballstop fencing in this location is acceptable.

The first sentence of Paragraph 13.4 should be amended to state:

The details of the reserved matters of the access, layout, scale, appearance and landscaping of the site need to be assessed against the relevant policies in the development plan.

### **Appendix A - Conditions:**

The following conditions should be amended to state:

1. Unless otherwise agreed in writing, the development shall be carried out in accordance with the following plans:  
1003 (03) 001, 1003 (03) 021 Rev P, 1003 (03) 022 Rev R, 1003 (03) 023 Rev L, 1003 (03) 026, 1003 (03) 027, 1003 (03) 039, 1003 (03) 040 Rev E, 1003 (03) 042 Rev A, 1003 (03) 043, 1003 (03) 044 Rev B, 1003 (03) 045 Rev B, 1003 (03) 046 Rev A, 1003 (03) 048 Rev B, 1003 (03) 049 Rev B, 1003 (03) 050, 1003 (03) 051, 1003 (03) 052 Rev A, 1003 (03) 053, 1003 (03) 054, 1003 (03) 060 Rev D, 1003 (03) 066 Rev A, unnumbered proposed plans Rev L, unnumbered proposed roof plan Rev D, unnumbered proposed elevations Rev H, JSL4537\_100 Rev E, JSL4537\_101, JSL4537\_102, JSL4537\_401, JSL4537\_402, JSL4537\_403, JSL4537\_404, JSL4537\_500 Rev D, JSL4537\_501 Rev D, JSL4537\_710 Rev C, 25182\_S01 Rev P1, S21-102-001 Rev P5, S21-102-002 Rev P4, S21-102-003 Rev P4, S21-102-004 Rev P4, D22-009/DWG/0004 Rev 05.

Reason: To ensure an acceptable development in accordance with Policy DP9 of the District Plan

8. Prior to the use of the site and notwithstanding the detail shown on the submitted plans, full details of the Green Circle route shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:
  - Route
  - Surfacing materials
  - Reflective material on the Gabion entrance
  - Lighting

The Green Circle shall be completed in accordance with the timescales agreed as part of condition 1.

Reason: In the interests of securing sustainable transport links in accordance with Policy DP22 of the District Plan

9. Prior to the installation of any lighting, details of the lighting columns and details of the lighting on and around the pavilion building shall be submitted to approved in

writing by the Local Planning Authority. The lighting shall only be installed in accordance with the approved details.

Reason: In the interests of visual amenity in accordance with Policy DP9 and DP26 of the District Plan.

11. Prior to the use of the site, details of the signage strategy for the site and buildings shall be submitted to and approved in writing by the Local Planning Authority. Signage shall only be implemented in accordance with the approved strategy.

Reason: In the interests of visual amenity in accordance with DP9 and DP26 of the District Plan.

19. Prior to the use of the development a Noise Management Plan (NMP) shall be submitted to and approved in writing by the Local Planning Authority. The NMP shall include:

- Timings for pitch hire
- Neoprene isolators for all metal fencing
- Complaints procedure
- Measures to manage swearing, anti-social behaviour etc
- Policy for banning noisy or anti-social users
- Measures to discourage use of pitches outside of hiring hours

The NMP shall be implemented in full on occupation (initial or subsequent) and complied with thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of residential amenity in accordance with DP9 and DP26 of the District Plan.

22. Prior to the installation of any external lighting on the site, details of lux levels and times of use, together with a report to demonstrate its effect on nearby residential properties shall be submitted to and approved in writing by the LPA. The information should be provided in a format that demonstrates compliance on the ILP Guidance Notes for the Reduction of Obtrusive Light. This shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall only be installed and used in accordance with the approved details.

Reason: In the interests of visual amenity in accordance with DP9 and DP26 of the District Plan.

## **Appendix B – Consultations:**

### **MSDC's Environmental Health Officer**

DM.23.3182 Reserved Matters, Sports Pitches, Burgess Hill Northern Arc

The proposal comprises artificial and grass sports pitches and a pavilion with car parking. An acoustic report has been submitted which assesses the likely impact of noise from the use of the pitches and from the use of the car park, upon the Priory Hospital and the residential premises to the SW and SE of the site.

The hours of use for the artificial pitches, which are floodlit, are until 2200 hrs daily and the grass pitches are intended for limited use between 1000 and 1230 hrs at weekends. In order to facilitate this a noise management plan (NMP) can be conditioned, requiring that the goals and any other equipment be removed outside of these times.

The likely noise levels (taken from measurements at a similar, existing sports site) are compared to various appropriate standards in order to assess their acceptability. A background noise survey at the proposed site was also conducted.

Noise mitigation in the form of 2.5m acoustic barriers in strategic locations is proposed. Additionally, the report recommends that the NMP should contain measures to address swearing and anti-social behaviour, and a formal complaints protocol.

It is also advised that all perimeter fencing should be fixed to the support posts with neoprene isolators installed to fully isolate the panels from the posts. This measure greatly reduces the 'rattling' associated with ball impacts on metal fencing.

With all these measures in place, noise is assessed by the report as being likely to remain at levels which, whilst noticeable during use, are unlikely to cause any significant adverse impacts. I am satisfied that the report follows good practice and that the conclusions are reasonable.

If this development is approved, I recommend the following conditions:

Conditions:

Construction hours: Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times:

Monday – Friday 08:00 - 18:00 Hours  
Saturday 09:00 - 13:00 Hours  
Sundays and Bank/Public Holidays no work permitted

Reason: to protect the amenity of local residents.

Hours of Use of floodlights and AGP: no use permitted unless within the following hours - 0900 to 2200 hours, on any day.

Noise Management Plan : The use hereby permitted shall not commence until a Noise Management Plan (NMP) for that use has been submitted to and approved in writing by the Local Planning Authority. The NMP shall include:

- o Neoprene isolators for all metal fencing
- o Complaints procedure
- o Measures to manage swearing, anti-social behaviour etc
- o Policy for banning noisy or anti-social users

NMP Implementation: The NMP shall be implemented in full on occupation (initial or subsequent) and complied with thereafter unless otherwise agreed in writing by the Local Planning Authority.

Lighting - Prior to the installation of any external lighting on the site, details of lux levels and times of use together with a report to demonstrate its effect on nearby residential properties shall be submitted to and approved in writing by the LPA. It is recommended that the information be provided in a format that demonstrates compliance on the ILP Guidance Notes for the Reduction of Obtrusive Light. The information shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the amenity of neighbouring residents and to accord with Policy DP29 of Mid Sussex District Plan.'

26 Feb 2024  
Nick Bennett  
Environmental Protection

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