Planning Inspectorate

Appeal Decision

Site visit made on 11 March 2026

by Timothy Parton BA(Hons) MPLAN MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18 May 2026

Appeal Ref: APP/Z3825/W/26/3377435
The Ghyll, Pevensey Road, Southwater, West Sussex RH13 9XZ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
- The appeal is made by Mr Andy New of Southwater Ghyll CIO against the decision of Horsham District Council.
- The application Ref is DC/24/1997.
- The development proposed is the construction of a new football 3G artificial turf pitch (3G ATP) with fencing, floodlighting, associated hard and soft landscaping works, SuDS and infrastructure.

Decision

1. The appeal is allowed, and planning permission is granted for the construction of a new football 3G artificial turf pitch (3G ATP) with fencing, floodlighting, associated hard and soft landscaping works, SuDS and infrastructure at The Ghyll, Pevensey Road, Southwater, West Sussex, RH13 9XZ in accordance with the terms of the application Ref DC/24/1997, subject to the conditions in the attached schedule.

Applications for costs

2. An application for costs was made by Mr Andy New against Horsham District Council. This application is the subject of a separate decision.

Preliminary Matters

3. The Council's reason for refusal refers to Policy 7.1 of the Southwater Neighbourhood Plan (adopted August 2020) (the Neighbourhood Plan). However, Policy 7 of the Neighbourhood Plan includes sections numbered 7.1, 7.2, and 7.3. The Statements of Case from both parties refer to all sections of Policy 7. Given this, I have had regard to sections 7.1, 7.2, and 7.3 of Policy 7 of the Neighbourhood Plan within this decision.

Main Issues

4. The main issues relevant to this appeal are:

    - The effect of the proposed development on the living conditions of nearby residents, with particular regard to noise and disturbance; and

    - Whether the proposal would result in an unacceptable loss of an informal sports area.

Reasons

Noise and disturbance

5. The appeal site comprises a large grassed playing field used for a range of activities including sports, recreation, community events, and dog walking. The appeal site forms part of a range of existing sports and recreational facilities called the Gyhll, formerly known as Southwater Leisure Centre, which in addition to the playing field includes a floodlit multi-use games area (MUGA), a bowling green, children's equipped play area, and indoor sports/leisure hall and other rooms available to hire. The appeal site is bounded by dense vegetation and trees, footpaths, a stream, and beyond these the site is surrounded on three sides by residential properties.

6. A Noise Impact Assessment (NIA) (dated 4 November 2024) was submitted with the application. The Assessment uses measurements from nine different sports sessions on three separate existing artificial turf pitches (ATPs) to determine a 'typical' noise level for an ATP sports session. This information is used, alongside a noise survey undertaken at the appeal site, to generate a noise model to predict the noise levels from the proposal.

7. The NIA identifies the nearest noise sensitive receivers to be residential properties on York Close, which represents the worst-case scenario in terms of the potential for noise and disturbance. The Assessment then considers average noise levels over prolonged periods, as well as maximum noise levels which may be generated by voices, whistles and ball impacts, for the worst-case scenario properties.

8. The NIA concludes that the highest predicted average and maximum noise levels arising from the proposal would be within acceptable thresholds identified by both the World Health Organisation (WHO) Guidelines for Community Noise (1999) and British Standard 8233:2014. Levels at which the majority of people would be expected to be no more than 'moderately annoyed'.

9. The NIA assessed the impact of the proposal on the existing noise climate using the Institute of Environmental Management and Assessment (IEMA) Guidelines for Environmental Noise Impact Assessment (Version 1.2, November 2014), which concludes that the proposals result in a minor to moderate change in noise levels to the residential properties east of the site, and below any level which would result in the onset of annoyance.

10. Where noise levels from the proposed development do not exceed the identified WHO, British Standard 8233:2014, and IEMA thresholds, the NIA concludes that there would be no adverse effects as a result of noise from the proposed development. The noise level may be noticeable but not intrusive and therefore acceptable, and I have no reason to disagree.

11. Some representations have questioned the use of national guidelines and standards within the NIA in comparison to their lived experiences of the noise impacts and maximum noise levels arising from the site's existing use. However, the conclusions of the NIA are based on the layout of the proposed development, including the incorporation of an acoustic barrier. Given the differences between the existing pitches and the proposed scheme, the evidence before me leads me to conclude that the appeal scheme would give rise to different effects.

12. The moderate change in noise levels identified using the IEMA guidelines would occur only after 21:00. Based on concerns raised by the Council's Environmental Health Officer, the appellant has proposed reduced hours of operation which comprise 09:00 to 20:00 Monday – Thursday, 09:00 to 21:00 on Friday, 09:00 to 19:00 on Saturday, and 10:00 to 16:00 on Sunday, bank holidays, and public holidays.

13. Predicted noise levels from the proposal are within the upper range of acceptable thresholds. I therefore concur that the proposed reduced hours of operation would be beneficial in minimising any impacts of the proposal on the surrounding area. The proposed operating hours could be secured by planning condition.

14. In relation to light, a Lighting Impact Report and Overspill Readings (LIR) (dated 13 December 2024) was submitted with the application. The LIR used design guidance outlined in the Sport England Artificial Sports Lighting Guidelines 2021 relating to installations for a pitch, and referred to the Institute of Lighting Professionals (ILP) 'Guidance notes for the reduction of obtrusive light' in relation to assessing the impacts of the proposed floodlights on the surrounding area.

15. The LIR has assessed the surrounding environment, categorising it as a 'low district brightness lighting environment' typical of a village or relatively dark outer suburban location. The report considers the effects of the proposed floodlighting on the surrounding area and concludes that the floodlights would meet the operational requirements of the proposed 3G ATP, while complying with recognised standards relating to light spill and impacts on neighbouring residential properties.

16. Representations to this appeal have disputed the methodology and conclusions of the NIA and the LIR, citing examples of other assessments which have included additional information or used a different methodology. While I note the concerns raised, I have not been provided with any alternative noise or light assessments which clearly demonstrate that different conclusions should be reached.

17. The NIA and LIR assessed a level of use consistent with the proposal, taking account of the surrounding residential environment. The NIA and LIR are comprehensive, using a robust methodology based on nationally recognised guidelines and standards. I therefore have no reason to disagree with the conclusions of this evidence.

18. Consequently, the proposed development would not cause unacceptable harm to the living conditions of nearby residents, with particular regard to noise and disturbance. The proposal would therefore be consistent with Policy 33 of the Horsham District Planning Framework (2015) (the Plan), which amongst other things, requires the design of new development to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land, for example through overlooking or noise.

19. The proposal would also be consistent with Policy 7 of the Neighbourhood Plan which seeks, amongst other things, to ensure that any development allowed on formal / informal sports areas 'should not result in unacceptable impacts on the surrounding environment of amenity of nearby properties'.

20. The Council also referred to Policy 32 of the Plan in relation to living conditions. However, Policy 32 relates to the expectation of development to deliver high

quality and inclusive design relating to layout, character and appearance, and no reference is made to living conditions, noise and disturbance. This Policy is therefore not relevant to the consideration of living conditions.

Loss of an informal sports area

21. The Council referred to Policy 7 of the Neighbourhood Plan within the reason for refusal, which designates the appeal site (identified as 'Southwater Leisure Centre Open Space') as a 'Formal / Informal Sports Area'. Policy 7 seeks, amongst other things, to maintain designated sports areas for sporting activities. As the proposal would retain and enhance the existing sporting use on the appeal site, it would be consistent with Policy 7 of the Neighbourhood Plan.

22. Policy 32 of the Plan refers to securing a framework of high quality open spaces which meet community needs. Sports pitches are included within the Council's definition of open space. Therefore, while the proposal does not represent a loss of open space, the introduction of the 3G ATP would result in part of the appeal site being no longer available for the informal activities which currently take place.

23. While representations highlight an existing deficit of open space for informal recreation in the area, there is also an identified shortfall in the provision of 3G ATPs within the district. In this context, the appeal site was identified by the Council in the Horsham District Council Infrastructure Delivery Plan (July 2024) (IDP) for the provision of a 3G ATP to help address this need.

24. Although the proposal would reduce the extent of the appeal site available for informal recreation, this would be offset by the provision of an enhanced sports facility delivering significant community benefits and contributing to meeting the wider identified need for 3G ATP provision. While the 3G ATP would occupy a substantial proportion of the site, land to the north and areas surrounding the pitch would remain available for other informal activities. Moreover, there are alternative areas of publicly accessible open space within proximity, including Southwater Country Park.

25. For the above reasons, the proposal complies with Policy 32 of the Plan and Policy 7 of the Neighbourhood Plan, the requirements of which are set out above.

26. By maintaining and enhancing sporting use on the site, the proposal would be consistent with the aims of the National Planning Policy Framework (the Framework) in paragraphs 96, 98, 103, and 104, which seek, amongst other things, to achieve healthy places, enable and support healthy lives through the provision of sports facilities, plan positively for the provision of community facilities such as sports venues, and provide access to a network of high quality open spaces and opportunities for sport and physical activity.

Other Matters

27. The appellant has submitted a unilateral undertaking (UU) (signed 12 January 2026) which secures both on-site and off-site Biodiversity Net Gain (BNG) contributions. I am satisfied that a legally sound UU has been provided which meets the required tests.

28. Public comments submitted including matters such as traffic, parking, parking related noise and activity, change to the character of the area, changes to site elevation resulting from pitch levelling, the intensification of sporting activities on

the site, health impacts of surrounding residents from microplastic migration, environmental impacts, and wildlife impacts, do not materially change the overall assessment and outcome of the appeal. As the appeal site already contains a range of sporting activities, the development would not result in any change to the character of the area, and any effects resulting from changes to the site elevation would be negligible given the intervening distance, boundary vegetation, footpath and fencing. There would likely be an increase in use of the site for sporting activities, and the impacts of this level of use have been assessed through the NIA and LIR as summarised above.

29. There is no evidence that the proposal will significantly increase traffic on roads in the area, there is sufficient parking available within existing car parks to accommodate additional users of the site, and there is no evidence to suggest that parking associated with the proposal will result in additional and unacceptable noise. In addition, the production of a Travel Plan could be secured by a planning condition to encourage sustainable travel choices to be made by users of the 3G ATP.

30. A submitted Preliminary Ecological Appraisal (RPS, December 2024) has demonstrated that, with appropriate mitigations in place, the proposal would not result in harm to local ecology. In addition to the proposed BNG contributions, planning conditions can secure the identified mitigations required.

31. The design of the under-pitch drainage system addresses environmental concerns relating to any discharge of microplastics and chemicals, and there is no evidence provided that the proposal could result in microplastic migration to surrounding properties. Concerns raised relating to times of use, including the use of the floodlights, can be addressed through relevant planning conditions.

32. There is insufficient evidence that comments including matters such as the financial viability of the proposed development and use, user health risks associated with a 3G ATP, the potential for increased anti-social behaviour and litter, the governance and management of the site and facility, conflicts of interest, and restrictive covenants, would result in conflict with development plan policies.

33. Proposed alternative solutions provided in comments are noted, however my role is to determine the proposed development as submitted.

34. Representations were made to the effect that the rights of nearby residents under Article 8 as set out in the Human Rights Act 1998 (the Act) would be violated if the appeal were allowed. I have had regard to the rights of residents living near the appeal site under Article 1 of the First Protocol and Article 8 of the Act. Article 1 of the First Protocol states that every person is entitled to the peaceful enjoyment of their home, while Article 8 affords the right to respect for private and family life. Based on the evidence before me, I have found that the proposed development would not cause unacceptable harm to the living conditions of nearby residents, with particular regard to noise and disturbance. I am therefore satisfied that a grant of planning permission would not unacceptably interfere with nearby residents right to a private and family life and home.

Conditions

35. The Framework states that conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to

be permitted, enforceable, precise, and reasonable in all other respects. I have considered the conditions put forward by the Council against the Framework and where necessary I have amended the wording in the interests of clarity, effectiveness, and precision.

36. In addition to the standard time condition (Condition 1) and plans/drawings subject to the permission (Condition 2), I impose a condition to ensure that the development is adequately drained (Condition 3). A condition requiring the submission of a Construction Environmental Management Plan (CEMP) is imposed to conserve protected and priority species during construction (Condition 4).

37. A condition to ensure the safe operation of the development and to protect the amenities of nearby residents during construction (Condition 5) is necessary. Conditions 3 - 5 are pre-commencement conditions as it is necessary for them to be addressed before any construction takes place.

38. As the proposal is within the Great Crested Newt Impact Risk Red Zone, a condition is included requiring a Non-Licensed Precautionary Method Statement for Great Crested Newts (Condition 6). I also impose conditions to ensure the protection of important trees and hedgerows on the site (Condition 7), and to support the protection of priority and threatened species through the submission of a Biodiversity Enhancement Strategy (Condition 8).

39. As a lighting scheme has already been submitted, it is not necessary to impose the condition suggested by the Council requiring the submission of a lighting scheme. However, I have imposed a condition requiring the submission of a biodiversity-focused lighting scheme (Condition 9) to manage the effects of lighting from the proposed development on bats. Conditions 6 – 9 are pre-commencement conditions and are necessary to ensure the protection of important trees and hedgerows, biodiversity, and priority and protected species prior to development commencing on the site.

40. To manage the effects of lighting from the proposed development, I impose conditions to ensure the installed lighting accords with the approved scheme (Condition 10), to specify allowable hours of use including a 15-minute period following use of the 3G ATP to allow for the vacation of the pitch (Condition 20), and to ensure that no other lighting and/or floodlighting is installed subject to the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (Condition 19).

41. I impose a condition requiring details of all hard and soft landscaping works to ensure the proposed development is sympathetic to the landscape character of the site and its surroundings (Condition 11).

42. To protect the amenity of adjacent occupiers in relation to noise, I impose conditions requiring all fencing, barriers, ball-stop netting and Trekboard infill to be fully installed prior to first use (Condition 12), to specify allowable hours of use of the 3G ATP (Condition 21), to restrict any amplified sounds (Condition 22), to restrict hours of construction and ancillary activities (Condition 23), and to require the submission of a Noise Management Plan (Condition 17).

43. To promote sustainable travel choices, I have imposed a condition requiring the submission of a Travel Plan (Condition 13). To ensure effective on-site flood

management, I impose a condition to ensure the installed surface water drainage system accords with the approved scheme (Condition 14).

44. I have included conditions to ensure wider community benefits from the proposal through the production and submission of a Community Use Agreement (Condition 15) and a Management and Maintenance Scheme (Conditions 16).

45. I have imposed a condition to ensure that all ecological mitigation measures set out in the submitted Preliminary Ecological Appraisal (RPS, December 2024) are implemented as required (Condition 18).

46. A proposed condition requiring the submission of a security strategy has not been imposed. I am not aware of any site-specific safety or security concerns, and therefore the necessity for such a condition has not been justified.

47. A proposed condition to secure the quality of construction and Football Association registration for the 3G ATP has not been imposed. Such a condition would fail the test of precision, as it is unclear what details would be required. Furthermore, the necessity for the condition has not been justified.

Conclusion

48. For the reasons given above the appeal should be allowed.

Timothy Parton

INSPECTOR

Schedule of Conditions

1) The development hereby permitted shall begin not later than three years from the date of this decision.

2) The development hereby permitted shall be carried out in accordance with drawing nos:

- D21-004 DWG 0011.03 Location Plan
- D21-004 DWG 0013.08 Block Plan
- D21-004 DWG 0014.07 Site Plan Proposed Sheet 1
- D21-004 DWG 0015.06 Site Plan Proposed Sheet 2
- D21-004 DWG 0016.02 3G Pitch Layout
- D21-004 DWG 0021.00 Fence Elevations
- D21-004 DWG 0023.00 Fence Sections Sheet 1
- D21-004 DWG 0024.00 Fence Sections Sheet 2
- D21-004 DWG 0025.00 Fence Sections Sheet 3
- HLS9531 REV 1 Proposed Floodlighting

Pre-Commencement Conditions

3) No development shall commence until details of the prevention of root ingress damage and maintenance restriction to the drainage pipes has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details alongside the approved drainage strategy (Surface Water Strategy, reference R-D21-004-001-SDS-02, dated May 2025) and the drainage strategy shall be retained as such thereafter.

4) No development shall commence until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:

a) a risk assessment of potentially damaging construction activities;
b) the identification of "biodiversity protection zones";
c) practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
d) the location and timing of works to avoid harm to biodiversity features;
e) the times during construction when specialist ecologists need to be present on site to oversee works;
f) the role and responsibilities on site of an Ecological Clerk of Works (ECoW) or similarly competent person; and
g) the use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be implemented and adhered to throughout the construction period in accordance with the approved details.

5) No development shall commence until such time as plans and details have been submitted to and approved in writing by the local planning authority showing the site set up during construction. This shall include:

   a) details for all temporary contractors' buildings;

   b) plant and stored materials; and

   c) provision for the temporary parking of contractors' vehicles and for the loading and unloading of vehicles on site associated with the implementation of this development. This shall also include details of pedestrian routes around the site, including public access to the playing fields during construction.

   The approved arrangements shall be implemented prior to commencement of development and retained throughout the construction period.

6) No development shall commence until a Non-Licensed Precautionary Method Statement for Great Crested Newts has been submitted to and approved in writing by the local planning authority. This shall include, but not be limited to, a presence/absence survey and assessment, mitigation measures, and enhancement measures where necessary. The works shall be implemented in accordance with the approved recommendations and shall be retained thereafter.

7) Notwithstanding the submitted details, no development shall commence, ground clearance, or bringing equipment, machinery or materials onto the site, until an updated Arboricultural Method Statement detailing all trees and hedgerows on site and adjacent to the site to be retained during construction works, and measures to provide for their protection throughout all construction works, has been submitted to and approved in writing by the local planning authority. The development shall be implemented and thereafter carried out at all times in accordance with the agreed details.

   Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed in writing by the local planning authority.

8) Prior to any above ground construction works, a Biodiversity Enhancement Strategy for protected, priority and threatened species, in accordance with the recommendations of the Preliminary Ecological Appraisal (RPS, dated December 2024), shall be submitted to and approved in writing by the local planning authority.

   The content of the Biodiversity Enhancement Strategy shall include the following:

   a) the purpose and conservation objectives for the proposed enhancement measures;

   b) detailed designs or product descriptions to achieve stated objectives;

   c) the locations of proposed enhancement measures, shown on appropriate maps and plans;

   d) details of the persons responsible for implementing the enhancement measures; and

   e) details of initial aftercare and long-term maintenance.

The works shall be implemented in accordance with the approved details, and shall be retained in that manner thereafter.

9) Notwithstanding the submitted details, no development shall commence until a lighting design strategy for biodiversity is submitted to and approved in writing by the local planning authority. The strategy shall:

   a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

   b) show how and where external lighting will be installed (through provision of appropriate lighting contour plans and technical specifications), so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory or having access to their breeding sites and resting places.

   All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and retained thereafter in accordance with the scheme.

10) The development hereby permitted shall be carried out in accordance with drawing HLS9531 Rev 1, entitled 'Proposed Floodlighting', and shall be retained as such thereafter.

11) Prior to the first use of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the local planning authority. The details shall include plans and measures addressing the following:

   a) Details of all existing trees and planting to be retained and removed.

   b) Planting and seeding plans, including a schedule specifying plant numbers, sizes, densities and species, which will have regard to the proximity and impact on the ancient woodland. All tree planting shall show coordination with the proposed drainage strategy including the provision of 5m buffers to any drainage pipes.

   c) Hard and soft landscaping written specifications (NBS compliant) including ground preparation, cultivation and other operations associated with plant and grass establishment.

   d) Tree pit and staking/underground guying details, including details for sloping ground and position of root barriers if required.

   e) Details of bin stores, including location.

   f) Details of the storage container and any other minor structures.

   g) Details of all hard surfaces and materials.

   h) Details of the management and maintenance scheme.

   The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved

landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the local planning authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes 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.

12) All fencing, barriers, ball-stop netting and Trekboard infill, as detailed on drawings D21-004.014.07, D21-004.016.02, D21-004.021.00, D21-004.023.00, D21-004.024.00, and D21-004.025.00, shall be fully installed prior to first use of the 3G artificial turf pitch. The fencing, barriers, ball-stop netting and Trekboard infill shall thereafter be fully retained at all times.

13) Prior to the first use of any part of the development hereby permitted, a Travel Plan shall be submitted to and approved in writing by the local planning authority. The measures incorporated within the approved Travel Plan shall thereafter be implemented prior to the first use of the development hereby permitted and in accordance with the approved document. The Travel Plan shall thereafter be monitored, reported and revised as specified within the approved document.

14) The development hereby permitted shall be carried out in accordance with the Surface Water Strategy (reference R-D21-004-001-SDS-02, dated May 2025), and shall be retained as such thereafter.

15) Use of the development shall not commence until a Community Use Agreement prepared in consultation with Sport England has been submitted to and approved in writing by the local planning authority, and a copy of the completed approved Agreement has been provided to the local planning authority. The Agreement shall apply to the 3G artificial turf pitch and ancillary facilities and shall include details of pricing policy, hours of use, access by non-club members, management responsibilities and a mechanism for review. It shall also include details demonstrating public access to the playing pitches and surrounding land. The development shall not be used otherwise than in strict accordance with the approved Agreement.

16) Prior to first use of the 3G artificial turf pitch, a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule and a mechanism for review, shall be submitted to and approved in writing by the local planning authority, following consultation with Sport England. The Scheme will include measures to ensure the replacement of the artificial turf pitch within a specified period. The measures set out in the approved Scheme shall be complied with in full, with effect from commencement of use of the 3G artificial turf pitch.

17) The use hereby permitted shall not commence until a Noise Management Plan has been submitted and approved in writing by the local planning authority. The Plan shall include management responsibilities during all operating hours; measures to manage noise and disturbance from patrons using the facility; details of the person or role responsible for recording and rectifying any significant issues as they are reported; how those details will be publicised and made available to the public; and how complaints will be recorded and what corrective actions have been carried out.

The use hereby permitted shall thereafter be operated in accordance with the approved details, and the record of complaints shall be produced on any reasonable request by a suitably authorised officer of the local planning authority.

18) All mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (RPS, December 2024) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. All activities and works shall be carried out in accordance with the approved details.

19) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), no lighting and/or floodlighting shall be erected, installed or introduced in support of, or association with, the development hereby approved, except that approved pursuant to the lighting scheme presented in drawing HLS9531 Rev 1, entitled 'Proposed Floodlighting'.

20) Any lighting and/or floodlighting introduced in support of, or association with, the 3G artificial turf pitch hereby approved shall only be operated when the pitch is in active use between the hours of:

- Monday to Thursday 09:00 to 20:15 hours
- Friday 09:00 to 21:15 hours
- Saturday 09:00 to 19:15 hours
- Sunday, bank holidays, and public holidays 10:00 to 16:15 hours

21) Use of the 3G pitch hereby approved shall only be between the hours of:

- Monday to Thursday 09:00 to 20:00 hours
- Friday 09:00 to 21:00 hours
- Saturday 09:00 to 19:00 hours
- Sunday, bank holidays, and public holidays 10:00 to 16:00 hours

22) No playing of live or recorded amplified music or other amplified sound, including use of public address systems, shall be permitted at any time.

23) All works of demolition, construction, and ancillary activities, including deliveries and dispatch, shall be restricted to 08:00-18:00 hours on Monday to Friday, from 08:00 to 13:00 hours on Saturdays and at no time on Sundays, bank holidays, and public holidays.