

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 19 March 2026 14:10:53 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0322
Categories: Comments Received

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 19/03/2026 2:10 PM.

Application Summary

Address:	Steyning Grammar Upper School Shooting Field Steyning West Sussex BN44 3RX
Proposal:	Part-demolition of existing teaching buildings, MUGAs and all-weather pitch. Construction of replacement 2-storey and 3-storey teaching buildings, flood-lit all-weather pitch and hard surfaced sports courts, with associated access, parking, landscaping and infrastructure.
Case Officer:	Matthew Porter

[Click for further information](#)

Customer Details

Address: 133 Offington Drive Worthing

Comments Details

Commenter Type:	Consultee
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Loss of General Amenity - Other
Comments:	I object to this application on the grounds that it results in the loss of an existing community sports facility, fails to comply with Sport England's Playing Fields Policy, and creates significant environmental, design use, and public provision impacts, all of

which are valid material planning considerations.

1. Exception 4 - Failure to Provide a Suitable Replacement Before Loss (Material: Planning Policy & National Guidance)

The proposal removes the existing hockey suitable multi sport astro pitch in August 2026 and does not provide any replacement until ~2029. Sport England policy requires that playing field provision lost as part of a development must be replaced before removal, and that the replacement must be equivalent or better in quality, quantity, accessibility and suitability.

A proposed 3G football only pitch is not equivalent and therefore fails the replacement test.

This directly engages material considerations relating to policy compliance, loss of community facilities, and failure to provide adequate mitigation.

2. Exception 3 - Loss of Sporting Provision (Material: Community Use, Design & Function, Planning Policy)

The development would eliminate the only hockey suitable surface available to multiple community sports clubs. Replacing a multi sport pitch with a single sport 3G surface reduces sporting capacity, narrows community usage, and removes a valuable public facility for several years.

The loss of a community facility is a material planning matter recognised in planning policy, and the proposal offers no alternative or interim provision to prevent a complete service gap.

3. Exception 1 - No Evidence of Surplus Playing Field Capacity (Material: Evidence, Planning Policy, Community Impact)

Sport England allows playing field loss only when there is a proven excess of provision in the catchment. There is no surplus hockey provision locally; SGS is the only accessible pitch for several clubs.

Because the application offers no evidence that equivalent alternative provision exists, it fails this policy test.

This is a material issue of planning policy compliance and adequacy of local community provision.

4. Failure to Protect Community Access (Material: Planning Policy, Access, Public Value)

The proposal removes an established, heavily used community sports facility with no interim replacement. Sport England guidance requires that developments must not prejudice community access to playing fields.

The proposal creates a multi year gap in available provision, which planning authorities consider a material harm due to loss of public amenity.

5. Environmental Concerns (Material: Environmental Impact, Public Health, National Policy Direction)

3G pitches introduce microplastics contamination risks and chemical leachates from rubber infill. These environmental effects constitute a material planning consideration, as they relate to pollution, long term ecological impact, and public health risks, all of which local authorities must consider.

6. EU Regulatory Concerns - 2031 Ban on Rubber Crumb Infill (Material: Long Term Sustainability, Environmental Risk, Future Compliance)

In September 2023, the European Commission adopted Regulation (EU) 2023/2055, restricting the sale of intentionally added microplastics, including rubber crumb infill used in 3G pitches, within the European market. This includes an eight year transition period, meaning that from 2031 rubber infill cannot be purchased. This regulation demonstrates that the chosen 3G surface type is already recognised as environmentally harmful at a regulatory level and is being phased out across the EU. Installing a 3G pitch at SGS would therefore represent poor future proofing, create long term maintenance challenges, and lock the school and community into a surface type that is increasingly environmentally unsustainable, which is a material planning concern.

Request

That the application be refused unless a like for like, hockey suitable, multi sport astro pitch is included and delivered before the existing facility is removed, in compliance with Sport England policy and the material planning considerations outlined above.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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