

From: Anna.Chapman <Anna.Chapman@horsham.gov.uk>
Sent: 03 March 2026 16:28:34 UTC+00:00
To: "Jason.Hawkes" <Jason.Hawkes@horsham.gov.uk>
Cc: "Nick.Jenkins" <Nick.Jenkins@horsham.gov.uk>; "Pete.Crawford" <Pete.Crawford@horsham.gov.uk>
Subject: RE: Planning Application Consultation - DC/26/0012 Mowbray Sports Hub Football Pitch Specification

Hi Jason

Apologies I didn't pick up on this first time around.

We definitely need to get some clear conditions in about the detailed design and specification of the sports pitches. We do not have anyone within HDC who is qualified to sign these off, so we need to be sure any conditions cover this.

The scheme needs to be designed by a qualified sports turf consultant who has done a detailed site investigation and topsoil analysis.

I have put together some quite specific conditions, but these have not been verified by a qualified sports turf consultant.

1. Pre-Commencement & Design Conditions

- **Detailed Site Investigation & Topsoil Analysis:** Before construction, a survey of existing levels, soil structure, and hydrology must be approved. The soil must be suitable for a high-sand rootzone (typically 85-90% medium/coarse sand) to ensure durability.
- **Detailed Technical Specification:** A construction method statement, designed by a qualified specialist, detailing the top layer (rootzone) composition, sub-surface, drainage layout, drainage channel composition for primary, lateral and secondary drainage and turf or seeding mix.
- **FA/Sport England Standards:** The design must explicitly comply with the **FA/STRI Performance Quality Standard (PQS)** for natural grass pitches and **Sport England guidance for Natural Turf for Sport**.

2. Construction Phase Conditions

- **Drainage Implementation:** Installation of a primary drainage system (pipe drains) at appropriate depths and spacing, supplemented by secondary drainage (sand slitting or gravel banding) to manage surface water, particularly on clay-based soils.

- **Surface Leveling and Grading:** The finished surface must be flat, even, and free from excessive undulations. It is important that the works are correctly timed and that soils are only worked in appropriate conditions (i.e. in the Spring or Summer when the soil is dry and friable). The max slope must not comply with Sport England Guidance.
- **Inspection and Approval:** A requirement for a qualified independent sports turf consultant to sign off on each stage—site clearance, drainage, soil spreading, and turfing—before the next phase begins.

3. "Grow-in" and Establishment Conditions

- **Establishment Period:** The pitch must not be used until a minimum "grow-in" period approved by a specialist, has passed, allowing the turf to firmly root and the sward to reach a minimum agreed coverage.
- **Maintenance Schedule:** A detailed maintenance plan (mowing, fertilizing, aeration, weeding) for the first 12 months, post-construction.

4. Quality Assurance (Sign-off)

- **Final Inspection & Certification:** Prior to the first match, the applicant must submit a report from an independent specialist confirming the pitch meets the PQS, including test results for surface evenness, drainage capability, and soil structure.

I can put this into a more formal document, but probably need to get it ratified by a professional.

Regards

Anna

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From: Planning <planning@horsham.gov.uk>

Sent: 14 January 2026 13:52

To: Nick.Jenkins <Nick.Jenkins@horsham.gov.uk>; Anna.Chapman <Anna.Chapman@horsham.gov.uk>

Subject: Planning Application Consultation - DC/26/0012

Importance: High

Please see the attached consultation letter from Horsham District Council
Re:DC/26/0012

Telephone:

Email: planning@horsham.gov.uk



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