22nd October 2026

Horsham YM FC

Details of Underground Services to Discharge Condition 4

Rev 0

01491 827810 | enquire@mcardlesport.co.uk | mcardlesport.co.uk
McArdle Sport Tec Ltd, 1-2 Thames Park, Lester Way, Wallingford, Oxfordshire OX10 9TA
McArdle Sport Tec Ltd. Registered in England and Wales No. 3692607. Registered address as above.

Condition 4 Discharge Statement

Planning Reference: DC/22/2257
Development: Conversion of Existing Natural Turf Stadium Pitch to 3G Artificial Grass Pitch
Site: Horsham YM FC, Gorings Mead, Horsham

Introduction

This statement has been prepared in support of the discharge of Condition 4 attached to the planning permission for the above development.
Condition 4 requires the submission of details relating to all underground services, including their location, dimensions and depth, together with details of any associated excavations and confirmation that the proposed development can be carried out without conflict with the approved landscaping proposals, Arboricultural Impact Assessment and the retention of veteran Ash tree T10.

Existing Underground Services
A comprehensive utility survey has been undertaken across the site to identify existing underground infrastructure. See separate document titled: “Horsham YM FC - Underground utilities EXISTING”

The survey identifies the following services within the development area:

- Existing pitch drainage infrastructure associated with the current natural turf playing surface
- Existing floodlighting power and control cabling serving the current floodlighting installation
- A combined sewer running broadly from the north-east of the site towards the south-west
- A second combined sewer running from the north-west towards the south-west of the pitch area

The existing pitch drainage network will become redundant following installation of the proposed 3G pitch and associated drainage system.

Similarly, the existing floodlighting power and control cabling will become redundant as part of the redevelopment works as a completely new floodlighting system, including new power and control infrastructure, will be installed as part of the approved development.

Assessment of Impacts

The proposed development has been designed to avoid any interference with existing statutory undertaker apparatus.

The utility survey demonstrates that both combined sewers are located at depths significantly below the level of the proposed excavations associated with pitch construction, drainage installation, fencing works and floodlighting foundations.

As such:

- No excavation works will interfere with the combined sewers
- No sewer diversions are required
- No sewer protection measures are required
- The sewers will remain operational throughout the construction period
- No adverse impact on the integrity of the sewer infrastructure is anticipated

The proposed redevelopment therefore presents no conflict with existing statutory services.

Proposed Services

The proposed development will introduce only two new underground services within the site:

- New sports pitch drainage infrastructure
- New electrical infrastructure associated with the replacement floodlighting system

Proposed Electrical Service

A new underground power cable will be installed to serve the replacement floodlighting system. The cable will be installed at a minimum depth of approximately 750mm below finished ground level within a suitable cable trench.
The routing of the electrical service has been designed to avoid the Root Protection Area (RPA) of veteran Ash tree T10. The proposed floodlight column served by the new cable is located outside the identified RPA and, consequently, no excavations associated with the electrical installation are required within protected rooting areas.
The proposed electrical installation will therefore have no adverse impact upon veteran Ash tree T10 or the recommendations contained within the approved Arboricultural Impact Assessment.

Proposed Drainage Infrastructure

A new sports pitch drainage system will be installed as part of the 3G pitch construction works. The drainage design has been developed with consideration of the arboricultural constraints present on the site.

The alignment and layout of the proposed drainage network have been specifically designed to avoid the Root Protection Area of veteran Ash tree T10. The proposed drainage infrastructure is located outside of the identified RPA and no excavations are required within protected rooting areas.

The proposed drainage installation will therefore have no adverse impact upon veteran Ash tree T10 or its root environment.

Summary of Proposed Services

The proposed underground services have been carefully designed to ensure compatibility with the approved arboricultural strategy:

- The new electrical service will be installed approximately 750mm below finished ground level
- The electrical service does not enter the Root Protection Area of veteran Ash tree T10
- The associated floodlight column is located outside the Root Protection Area
- The proposed sports pitch drainage system has been designed to avoid the Root Protection Area
- No conflict is anticipated between the proposed services and the retention of veteran Ash tree T10

Arboricultural Considerations

The utility survey information has been reviewed alongside the approved Arboricultural Impact Assessment.

The identified sewer infrastructure is located sufficiently deep such that no works are required in connection with these assets. Consequently, no conflict arises between the proposed development and the measures required for the protection of veteran Ash tree T10.

The proposed drainage and electrical services have also been specifically designed to avoid the Root Protection Area of veteran Ash tree T10 and therefore comply with the approved arboricultural recommendations.

The development will be undertaken in accordance with the approved arboricultural recommendations and tree protection measures.

Conclusion

The submitted utility survey confirms the location and depth of existing underground services across the site.

The only existing services affected by the development are the pitch drainage system and floodlighting cabling, both of which will become redundant following completion of the approved works. The proposed replacement drainage and electrical infrastructure have been designed to avoid impacts on veteran Ash tree T10 and its Root Protection Area. The identified combined sewers will remain unaffected due to their depth and location and do not require diversion, alteration or protection measures.

The proposed development can therefore be undertaken without conflict with existing underground infrastructure, the approved landscaping scheme, the approved Arboricultural Impact Assessment or the retention of veteran Ash tree T10.

Underground Services Method Statement

Purpose

This Method Statement has been prepared to demonstrate how the development will be undertaken in relation to existing underground services identified within the utility survey and to support the discharge of Condition 4.

Existing Services

The utility survey identifies the following infrastructure:

- Existing pitch drainage infrastructure (to become redundant following redevelopment)
- Existing floodlighting power and control cabling (to become redundant and replaced as part of the new floodlighting installation)
- Combined sewer running north-east to south-west across the site
- Combined sewer running north-west to south-west across the site

A copy of the utility survey accompanies this submission

Proposed Services

The proposed development includes only the following new underground services:

- New sports pitch drainage infrastructure
- New electrical cabling associated with the replacement floodlighting installation

Electrical Installation

A new electrical cable will be installed at a minimum depth of approximately 750mm below finished ground level to serve the replacement floodlighting system.

The cable route has been selected to avoid the Root Protection Area of veteran Ash tree T10. The associated floodlight column is located outside the RPA and no excavation works associated with the electrical installation will take place within protected rooting areas.

Drainage Installation

A new sports pitch drainage system will be installed as part of the pitch reconstruction works. The drainage layout has been designed to avoid the Root Protection Area of veteran Ash tree T10 and no drainage excavations are proposed within the protected rooting area.

Construction Methodology

Site Preparation

- Existing turf, vegetation and pitch construction materials will be stripped as required
- Existing pitch drainage systems rendered redundant by the development will be removed, abandoned or left in situ as appropriate
- Existing floodlighting power and control cables serving the current floodlighting installation will be decommissioned and made safe by appropriately qualified electrical contractors

Drainage and Floodlighting Infrastructure

- Existing pitch drainage infrastructure will be superseded by the new pitch drainage system forming part of the approved development
- Existing floodlighting cabling will be replaced in its entirety by a new floodlighting system, including associated power and control infrastructure
- Any redundant drainage or electrical services encountered during the works will be removed, abandoned or capped in accordance with good construction practice

Sewer Protection

- No excavations will take place at depths that would affect the identified combined sewers
- The sewers will remain fully operational throughout the construction period
- No diversions or modifications to the existing sewers are required
- Should any previously unidentified utility apparatus be encountered, works within the immediate vicinity will cease until the service has been identified and appropriate measures agreed

Excavation Works

Excavations associated with the development are anticipated to comprise:

- Removal of existing turf and pitch construction
- Excavation for the new pitch formation
- Installation of new pitch drainage infrastructure
- Installation of new electrical infrastructure
- Excavation for perimeter edgings, fencing and floodlight foundations

All proposed excavations will remain substantially above the depth of the identified combined sewers.

Tree Protection

- All works will be undertaken in accordance with the approved Arboricultural Impact Assessment and Tree Protection Plan

- No works are proposed within the Root Protection Area of veteran Ash tree T10
- The proposed drainage and electrical service routes have been designed to avoid the RPA
- No works are proposed that would impact upon veteran Ash tree T10 or compromise its retention
- Site operatives will be briefed on tree protection requirements prior to commencement of works

Monitoring and Control

The Principal Contractor will:

- Maintain copies of the utility survey on site at all times
- Brief site personnel on the location of underground services
- Mark identified sewer alignments on site prior to excavation works commencing
- Monitor excavation operations to ensure compliance with this Method Statement

Conclusion

The utility survey demonstrates that the existing combined sewers crossing the site are located at sufficient depth to avoid conflict with the proposed development. The only services affected by the works are the existing pitch drainage network and floodlighting cabling, both of which will become redundant and be replaced as part of the approved redevelopment.

The proposed drainage and electrical infrastructure have been specifically designed to avoid the Root Protection Area of veteran Ash tree T10, ensuring compliance with the approved Arboricultural Impact Assessment and tree protection measures.

The proposed methodology ensures that existing underground infrastructure, approved landscaping proposals and veteran Ash tree T10 are protected throughout the construction process.

Tom Fearn
McArdle Sport-Tec Ltd.

01491 827810 | enquire@mcardlesport.co.uk | mcardlesport.co.uk
McArdle Sport Tec Ltd, 1-2 Thames Park, Lester Way, Wallingford, Oxfordshire OX10 9TA
McArdle Sport Tec Ltd. Registered in England and Wales No. 3692607. Registered address as above.