



## **HORSHAM DISTRICT COUNCIL CONSULTATION**

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| <b>TO:</b>             | Development Control                                                                                                                                                                                                                                                              |
| <b>FROM:</b>           | Environmental Health and Licensing                                                                                                                                                                                                                                               |
| <b>REFERENCE</b>       | DC/26/0355                                                                                                                                                                                                                                                                       |
| <b>LOCATION:</b>       | Steyning Grammar Upper School, Shooting Field, Steyning, West Sussex, BN44 3RX                                                                                                                                                                                                   |
| <b>DESCRIPTION:</b>    | 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. |
| <b>RECOMMENDATION:</b> | Further information required                                                                                                                                                                                                                                                     |

## **MAIN COMMENTS:**

### **Noise**

1. These types of sports facilities can cause significant noise impacts on amenity due to the character of noise associated with the pitch activities - typically shouting, whistles, and ball strikes.
2. The application proposes hours of use until 22:00 hours six days a week with use until 17:00 hours on Sundays. The intensification of the use of pitch sought in the application and immediate proximity of the proposed pitch to the boundary with adjoining residential properties is therefore a significant concern.
3. There seems to be nothing in application documents that gives any justification for an intensification of the hours of use to 22:00 hours so close to the boundary of residential properties. The proposed hours of operation afford no respite to local residents at weekends and evenings when it can be reasonably expected they will wish to enjoy their gardens or have windows open.
4. We note that a document titled 'Environmental Noise Impact Assessment' has been submitted with the application which is welcomed. This report does however make reference to the Sport England 'Artificial Grass Pitch (AGP) Acoustics – Planning Implications' document to determine noise impact to the residential properties. In our view the averaged noise values in this document do not however fully represent the distinctive acoustic character of noise events associated with sports matches which will comprise a multitude of very loud but short-lived noise events as compared to a broadband noise source such as road traffic. The noise impacts of sporting activities are better represented by the level of the peak noise events which do not appear to have formed part of the assessment.
5. Although a noise barrier is proposed to be installed along the eastern boundary this will not protect first floor rooms which given, the character of the locality, are most likely to be bedrooms. The proposal for extended hours of operation to 22:00 is likely to impact the occupation of these rooms when windows are open for ventilation. It is also noted that a noise barrier is not proposed along the southern boundary of the site.
6. Whilst the conclusions of the noise report are noted, given our concerns with the Sport England Guidance the only way to adequately mitigate impacts from facilities such as this is to limit hours of use. In our view the hours of use of the artificial sport pitch should therefore be:

Monday to Thursday – 09:00 to 21:00

Friday's – 09:00 to 22:00

Saturday's – 09:00 to 17:00

Sunday's and recognised Public Holidays – 10:00 to 16:00

### **Lighting**

1. The use of floodlighting can give rise to issues with glare, light trespass and sky glow. The existing pitch located in the north of the site has no lighting and so cannot be used after dusk and this limits the hours of use.
2. The lighting assessment for the site show that there is unlikely to be any light trespass into the gardens of the neighbouring residential properties due to the presence of existing screening and the introduction of the proposed acoustic fencing. However, due to the proposed height of the floodlights the luminaires will be highly visible and whilst the conclusions of the report are noted in our view

there is potential for significant glare to nearby residential properties. It is unclear from the lighting details how the luminaires will be positioned to mitigate this issue.

3. The introduction of the floodlighting in a suburban location is also likely to give rise to significant sky glow which will alter the character of the area.
4. In addition to the above there should bollard for car parking i.e. no high-level lighting and all building lights should have downlighting – it is however not clear from the supporting information if this type of lighting will be installed.

### **Construction Phase**

During site clearance, preparation and construction there is the potential for local residents to experience adverse impacts from noise, dust and construction traffic movements. These should be minimised and controlled by the developer and a construction environmental management (CEMP) plan will be recommended as a condition, once we are satisfied that the above has been addressed.

### **ANY RECOMMENDED CONDITIONS:**

N/A

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|--------------------|------------------------------------|
| <b>NAME:</b>       | Kevin Beer                         |
| <b>DEPARTMENT:</b> | Environmental Health and Licensing |
| <b>DATE:</b>       | 12/05/26                           |