

Boddingtons Planning

DESIGN AND ACCESS STATEMENT

Change of surface from grass to artificial turf

**Wick Football Club
Crabtree Park
Coombes Way
Wick
Littlehampton
BN17 7LS**

June 2026

BODDINGTONS PLANNING

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1.0. INTRODUCTION

- 1.1. The statement and plan is submitted to support an application in respect of the conversion of the existing grass football to an artificial surface. This will allow a greater amount of sport to be played on the pitch and to allow hiring of facilities to community groups.
- 1.2. Boddingtons Planning is an established Planning Consultancy with considerable experience in sports development especially in artificial surfaces and floodlighting. They have been involved in many of the developments within the world-class programme for hockey involving the overseeing of new pitches countrywide. We have been involved in the development of floodlit facilities in Green Belts, AGLV, Conservation Areas, Metropolitan Open Land and in the grounds of listed buildings.

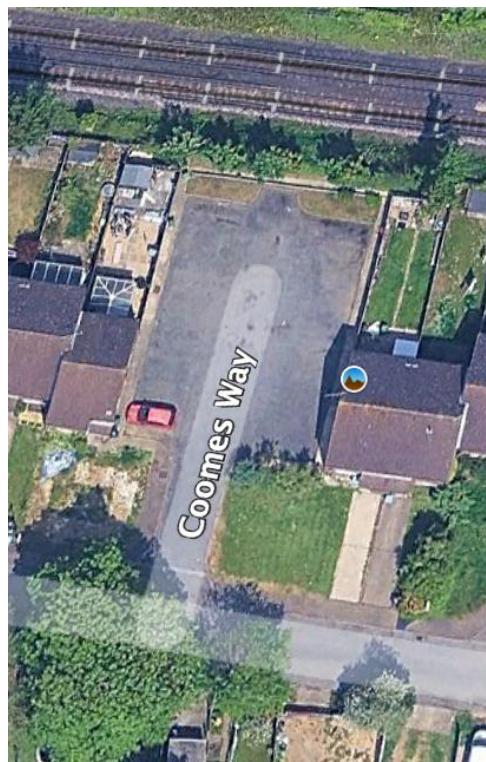
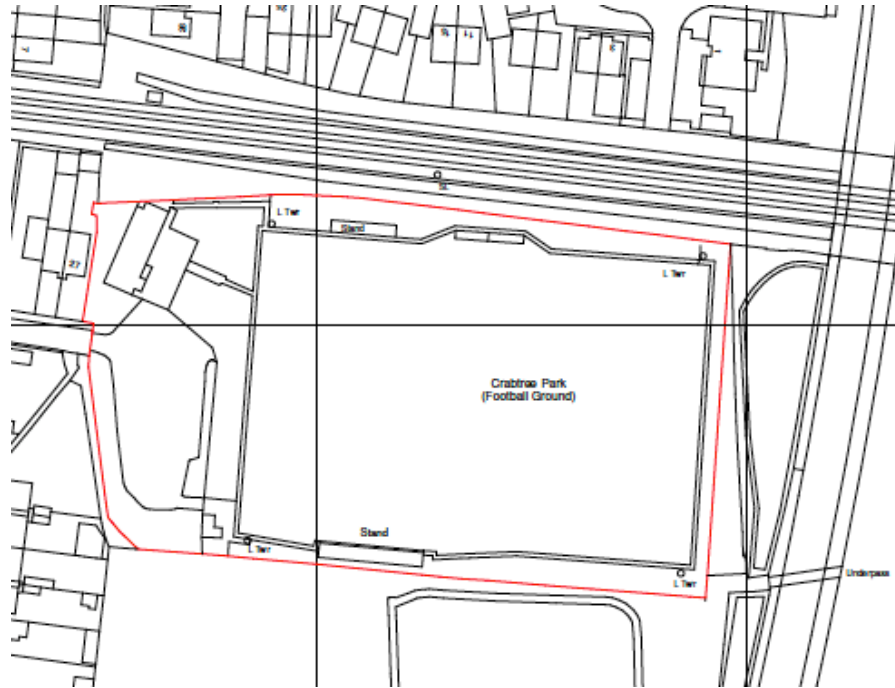
2.0 CLUB HISTORY

- 2.1. Wick became founding members of the West Sussex Football League in 1896, joining the Junior Division. Wick joined Division Two of the Sussex County League in 1964-65 and then spent the next eighteen seasons in Division Two, eventually winning promotion in 1983 after finishing as champions. They then spent three seasons in Division One before being relegated but bounced back the following season (1985-86) after winning Division Two for a second time. From then until the end of the 2002-03 season, Wick were ever-present in Division One of the County League, winning the League Challenge Cup in 1987-88.
- 2.2. The club is at step 6 of the National League System (NLS) and affiliates to The Southern Combination Football League, Division One. Wick FC is an FA 1 star 'England Accreditation Club'.

3.0. PITCH AND LOCATION

- 3.1. The existing grass pitch is located to the East of the main clubhouse building with north side of the site boundary abutting a railway line followed by the rear gardens of residential properties in Fairhaven

Gardens. There are 4No. existing 16m high floodlight columns to the north and south corners of the pitch. To the east is a dual carriage way road. To the west is the clubhouse and car parking for around 40 cars and the entrance to the club via Coomes Way that also serves around 25 dwellings. The Club also owns a parking area midway down the road highlighted below. To the south are allotments



2. PLANNING HISTORY

2.01 A pre application was submitted to Arun DC in October 2025 (**PAA/106/25**) to seek the Council's views as to the acceptability of the proposals. The Council indicated that they would be prepared to support the proposals subject to the submission of further details in respect of noise (Residential Amenity) and parking, drainage and BNG.

In respect of parking they stated:

Increased use of the pitch may result in an increase in parking demand on the site. It may be that the development would result in an increase in the frequency of parking demand, rather than the number of cars. However, further information would need to be provided with any formal application, including specific details of the number of cars which can currently be accommodated on the site, and any expected increase in parking demand.

In respect of drainage the Council stated:

The application would need to be accompanied by a full complement of drainage information. Further details of the level of information which we require can be found at: <https://www.arun.gov.uk/surfacewater>. Lack of sufficient drainage information could form a reason for refusal of this application

In respect of BNG the Council stated:

The application would also be subject to statutory Biodiversity Net Gain (BNG), and would need to demonstrate a 10% increase in biodiversity in order to meet this requirement. The application would need to be accompanied by ecological information and a completed BNG Metric.

3 - PLANNING POLICIES

3.01 The National Planning Policy Framework 2024 seeks to establish the 'golden rule' of allowing sustainable development which affects the development of the neighbourhood to be approved without delay.

It states:

11. At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date , granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

15. Policies in Local Plans should follow the approach of the presumption in favour of sustainable development so that it is clear that development which is sustainable can be approved without delay. All plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally.

8. Promoting healthy communities

96. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which (inter alia c) enable and support healthy lives, through both promoting good health and preventing ill-health, especially where this would address identified local health and well-being needs and reduce health inequalities between the most and least deprived communities – for example....sports facilities...

98. To provide the social, recreational and cultural facilities and services the

community needs, planning policies and decisions should:

a) plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to

enhance the sustainability of communities and residential environments.

As such the current proposal would provide additional/improved facilities for the school assisting in providing a more consistent surface for football and rugby and other sports and a better-quality facility overall, particularly bearing in mind the poor quality of the playing fields. In this regard the proposal would support the facilities available at the Club for outdoor sport and recreation and this may contribute towards the set of circumstances as to the need for the proposed development

Open space and recreation

103. Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities and can deliver wider benefits for nature and support efforts to address climate change. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments

should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.

104. Existing open space should not be built on unless (inter alia)

c) the development is for alternative sports and recreation provision, the benefits of which clearly outweigh the loss of the current or former use

154. Development in the Green Belt is inappropriate unless one of the following exceptions applies:

b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

Arun Local Plan 2011 – 2031 (adopted July 2018)

3.02 Relevant Policies

HWB SP1 Health and Wellbeing
OSP DM1 Open Space, sport and recreation
QE Noise Pollution
QE DM2 Light Pollution

Policy HWB SP1 Health & Wellbeing

All development shall be designed to maximise the impact it can make to promoting healthy communities and reducing health inequalities. In particular regard shall be had to:

- a. Providing or contributing to the necessary infrastructure to encourage physical exercise and health, including accessible open space, sports and recreation facilities (including outdoor fitness equipment) and safe, well promoted, walking and cycling routes.
- b. Creating mixed use development and multi-use community buildings that reduce the need to travel by providing housing, services and employment in close proximity to each other; and
- c. Ensuring that arts and cultural facilities are accessible to all residents and visitors to the District.

Where new health, recreation and leisure facilities are planned, where possible, these shall be located along public transport corridors that are easily accessible to members of the wider community.

Policy OSR DM1 Open Space, sport & recreation

1. Protection of open space, outdoor and indoor sport, community, arts and cultural facilities. Existing open space, outdoor and indoor sport, community, arts and cultural facilities should not be built on or redeveloped for other uses unless:

- a. a robust and up-to-date assessment has been undertaken which has clearly shown the facilities to be surplus to requirements; or
- b. the loss resulting from the proposed development would be replaced by equivalent or better provision of open space, outdoor and indoor sport, community arts and cultural facilities, which will be assessed in terms of quantity and quality and suitability of location; or
- c. the development is for alternative open space, sports, community, arts or cultural provision, the needs for which clearly outweigh the loss.

2. Open space, sport and recreation in new developments Housing and, where viable, commercial development will be required to contribute towards:

- a. Open space provision in accordance with guidance set out in the current Open Space Study In some parts of the District open space provision is identified as being sufficient in terms of quantity. Therefore, provision of new open space is not deemed necessary but what is needed is to seek contributions for quality improvements and/or new offsite provision in order to address any future demand. For larger scale developments, the quantity standards should be used to help determine the requirements for open space provision as part of that development.
- b. Playing pitch provision in accordance with guidance set out in the Playing Pitch Strategy. This will include improvements to existing provision to increase playing capacity and providing hubs of new pitches.
- c. Indoor sport and leisure facilities through financial contributions in accordance with guidance set out in the Indoor Sport and Leisure Facilities Strategy which identifies a need for a new leisure centre in the West of the District.
- d. Strategic projects identified in the Leisure and Cultural Strategy

Policy QE DM1 Noise pollution

1. New noise sensitive development

Residential development likely to experience noise from road, rail or air, in particular development in close proximity to: A284/A259 Wick roundabout Stretches of the A27 around Arundel and Fontwell Sections of the A29 and A259 in Bognor Regis A284 in Littlehampton and The stretch of railway line that runs through Barnham station must:

- a. Be supported by a noise exposure category (NEC) assessment and designed to ensure that residents will not be adversely affected by noise.
- b. Consider both the likely level of exposure at the time of application and any increase that might be reasonably expected in the foreseeable future. To safeguard the continued use of existing industrial and commercial uses and to protect amenity, noise sensitive development should not normally be permitted where:

- c. High levels of noise will continue throughout the night, especially during the hours when people are normally sleeping.
 - d. There is a likelihood of complaints about noise from industrial development.
- (81)

2. New noise generating development Developers proposing new noise generating development must seek advice from an early stage to determine the level of noise assessment required. Proposals will need to be supported by:

- a. Evidence to demonstrate that there are no suitable alternative locations for the development.
- b. A noise report which provides accurate information about the existing noise environment, and the likely impact of the proposed development upon the noise environment. The report must also demonstrate that the development meets appropriate national and local standards for noise, as set out in Annex 1 of the Planning Noise Advice Document: Sussex, and any mitigation measures required to ensure noise is managed to an acceptable level.
- c. Evidence to demonstrate that the development will not impact upon areas identified and valued for their tranquillity, including Gaps Between Settlements which are important to the enjoyment of Arun's countryside, its habitats and biodiversity

Arun Sports Pitch Strategy Jan 2020

4.51 Demand equating to the need for a new pitch can be translated as follows:

For football and rugby demand, one match equivalent session per week is needed to represent demand for one actual pitch (based on teams playing at peak time on a home and away basis).

For hockey, demand for four match equivalent sessions per week is needed to represent demand for one actual pitch (based on teams playing at peak time on a home and away basis).

For cricket, demand for 60 match equivalent sessions per season is needed to represent demand one actual pitch (based on teams playing at peak time on a home and away basis).

For 3G pitches, the PPS identifies demand for four full size 3G pitches (two based on current demand and two based on future demand)

3.03 SPORT ENGLAND

The new Sport England Design Guidance Note 2018 states:

Advantages of artificial surfaces

The general advantages of artificial pitches over natural grass can be summarised as allowing:

- Greater durability
- More efficient use of space
- Increased usage 2
- Flexibility
- Better overall value for money

- Defined performance characteristics.

A further advantage is that less maintenance is required for a given level of use when compared to natural grass. However, it is a myth that artificial playing surfaces are maintenance-free. For example, an artificial grass pitch is likely to have the same annual maintenance cost as a turf pitch but be able to take ten times as much use.

The Policy on Planning Applications for Development of Playing Fields.

Playing fields are one of the most important resources for sport in England. They provide the space which is required for the playing of team sports on outdoor pitches. Yet as open land, particularly in urban areas, becomes an increasingly scarce resource, they often seem to offer a tempting opportunity for **other** forms of development. **Sport England opposes such development in all but exceptional cases, whether the land is in public, private or educational use.** It does so because the loss of any part of a playing field may represent the irretrievable loss of an opportunity for participation in pitch sports, and with it the many benefits which sport brings.

SE defines playing fields and pitches as follows:

D1 “Playing field – the whole of a site which encompasses at least one playing pitch”.

This definition is given in the 1996 Order. Sport England’s policy is to protect all parts of a playing field, not just those which happen, for the time being, to be laid out as pitches. This is because those other parts of a playing field are a resource which may be needed, now or in the future, and it is important that they be afforded the same protection.

D2 “Playing pitch – a delineated area which, together with any run off area, is of 0.2 hectares or more, and which is used for association football, American football, rugby, cricket, hockey, lacrosse, rounders, baseball, softball, Australian football, Gaelic football, shinty, hurling, polo or cycle polo.”

This definition is also found in the 1996 Order. Golf courses, tennis courts and bowling greens are not included in the definition. **Playing pitches may have a grass surface or an artificial one.**

Its policy on playing fields is as follows:

P1 Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of, all or any part of a playing field, or land last used as a playing field in an adopted or draft deposit local plan, unless, in the judgement of Sport England, one of the specific circumstances applies.

P1.1 Reason: Development which would lead to the loss of all or part of a playing field, or which would prejudice its use, should not normally be

permitted because it would permanently reduce the opportunities for participation in sporting activities. Government planning policy and the policies of Sport England have recognised the importance of such activities to the social and economic well-being of the country.

The specific circumstances are: E1 A carefully quantified and documented assessment of current and future needs has demonstrated to the satisfaction of Sport England that there is an excess of playing field provision in the catchment, and the site has no special significance to the interests of sport.

E.1.1 Reason: Sport England does not seek to impose a blanket restriction on the development on playing field sites if it can be demonstrated that there is an excess of provision which would still be the case after the development of a particular site. In order to demonstrate an excess of provision the applicant, or local planning authority must produce written evidence based upon a comprehensive and carefully documented assessment of supply and demand in the catchment based upon a methodology acceptable to Sport England. This assessment should make allowance for other development for which land has been, or is likely to be, allocated in a development plan or for which planning consent has been or is likely to be granted. E1.2 Sport England may object to the loss of a site, which has special significance, such as one of exceptional quality or importance to the development of sport, even if it can be shown that there is an excess of provision within its catchment.

E2 The proposed development is ancillary to the principal use of the site as a playing field or playing fields and does not affect the quantity or quality of pitches or adversely affect their use.

E2.1 Reason: Sport England would not normally object to the provision of new/improved changing accommodation and related facilities of an appropriate scale, providing that any detrimental effect on the principal use is not significant.

E3 The proposed development affects only land incapable of forming, or forming part of, a playing pitch, and does not result in the loss of or inability to make use of any playing pitch (including the maintenance of adequate safety margins), a reduction in the size of the playing areas of any playing pitch or the loss of any other sporting/ancillary facilities on the site.

E3.1 Reason: The development of minor parts of a site (e.g. frontage land, steep slopes unsuitable for pitches) can provide a useful source of capital for sports organisations to develop their activities without detriment to the facilities. In order to avoid incremental loss of land, Sport England will use the nature and extent of provision available at any time during 1996 as a base for all assessments.

E4 The playing field or playing fields, which would be lost as a result of the proposed development, would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of development.

E4.1 Reason: There may be occasions when a replacement facility can be provided which represents an adequate substitute for, or improvement on, the existing facility and where it would be beneficial for sporting interests to take advantage of this opportunity. It would be expected that the replacement facility is secured by way of a legal agreement between the applicant and the planning authority, and that it will be available for use prior to the commencement of any development. Sport England will not apply this exception unless the management arrangements for the new site are equivalent to or better than those for the site to be developed.

E5 The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.

E5.1 Reason: There may be occasions when the development of a facility for sport, whether involving the construction of indoor facilities or a change in the use of open land, would lead to the loss of all or part of a playing field. If Sport England is satisfied that the development proposal represents an opportunity to obtain benefits for sport which are, in its judgement, unlikely to be obtainable in any other way in the foreseeable future, and that the benefits which will be obtained will outweigh any predictable detriment to sporting interests caused by the loss of playing fields, then it may not object to the proposed development.

4.0 DESCRIPTION OF THE PROPOSALS

4.01 As described above the proposals the subject of this application seek the following:

- Removal of the existing natural grass pitch and replacement with:
- a new 3G artificial turf pitch

We foresee the following issues may be pertinent in this case:

NEED

- 4.02 The Council's Sports Pitch Strategy (SPS) indicates a need for 4 3G pitches in the district

FLOODLIGHTING

- 4.03 The site is already floodlit and in 2023 the lights were changed to Led and are sufficient for the needs of the club and community use. Condition 4 of PP LU/261/23/PL states:

4. The lighting hereby approved shall not operate outside of 14:30 - 22:30hrs during weekdays (Monday - Friday), or 14:30 - 18:30hrs on weekends (Saturday and Sunday).

Reason: To protect the amenity of local residents in accordance with Policy QE DM2 of the Adopted Arun Local Plan

We see no reason to seek to change those times of operation.

NOISE – RESIDENTIAL AMENITY

- 4.04 The pitch already has permission to be used weekdays and evenings. That will not change. The floodlighting has been allowed to cover those hours. The change of type of pitch will allow more intensive use than the natural grass can accommodate but contained within the current permitted hours of use. Notwithstanding the hours of operation allow use throughout the week at the intensity desired by the Club.
- 4.05 The site is bounded by a railway to the north and a dual carriageway to the west that will have to be considered in respect of noise intrusion by the use of the football pitch. The car park is already in situ and will be able to accommodate the required parking without parking on the street and disturbing neighbours. The Club will contract with the users of the pitch and will be able to control the use of the pitch and any adverse reaction from hirers can result in cancellation of their use. Attached is a Noise Report that assesses the use of the pitch within the hours above. We also submit a

Noise Management Plan with an application to show the commitment of the Club to the amenity of neighbours. They have a good existing .

TRAFFIC/PARKING/INCREASED ACTIVITY

- 4.06 It is necessary to provide high quality facilities in order to maintain and improve standards. There is a great demand for these types of floodlit surfaces to allow training mid week. During the season the Club senior team will play as usual. There is a shortfall of 3G pitches in the District so this is an opportunity to use an already developed recreation area without taking up other open space.

The car parking is sufficient to allow use of the pitch and is sustainable in its location. There is overflow car parking also available. The existing use of the pitch does not appear to have been an issue in the past. The car parking area inside the site if laid out to its hard edges can accommodate 73 parking spaces.

The normal methodology would be to evaluate the number of people able to use the pitch at any one time. For adult team training the maximum would be around 25 people, the same as for a game. The pitch could be broken into smaller pitches but the number on the pitch would not materially change whether it was a full 11 a side game 5 a side or 7 a side. Therefore, if everyone came by car 25 spaces would be required. A reasonable assessment is that some would come by car, but some also would car share, by bus, walk or bike or be dropped off. That would reduce from the maximum. Say 20 cars. Then when one team is playing another will arrive to play in the session after and there would be an overlap of cars in the car park. Therefore around 40 cars would be required, and this has been accepted by most councils as a reasonable total.

When children are playing a few more can be on the pitch playing but as training will be in age groups, the need for coaches as a percentage of the number of children and other safeguarding reasons and the fact that they also play 5 and 7 a side by not 11 a side the number is still limited. Parents

tend to drop off and run errands or take other to other sports rather than all watching their children. They also tend to drop more than one child as they will share a run one week with another family. The numbers of parking spaces therefore vary little from that of the adults where many more of course can drive. So, 40 spaces are accepted as a reasonable amount of parking.

The formalisation of the parking area by the pitch will allow 73 spaces at 2.5m x 5m with a 6m road width as turning and circulation within the site as per a normal car park. This is well in excess of the 40 spaces indicated above and give a good margin for error.

The Club also through its relations with the residents has an area of parking down the road and spaces within the pub car park that it can use as overflow if required but the provision on site is generous so nothing formal need be put in place elsewhere.

SPECTATORS

- 4.07 Objectors to these types of projects tend to be concerned about spectators. The use of the pitch on match days will remain as at present. The Club will play its league matches on this surface and will continue to draw the same numbers of spectators as at present. There is no reason to assume that as a result of the change of surface the numbers will increase. The league matches will be the only attraction for spectators. The use of the pitch in the midweek evening will be for training which does not attract spectators other than parents who may have transported junior players to the ground and are therefore included in the parking provision. Practice matches involving sides and evening matches will be on the same premise as existing and within the controls already provided as conditions on existing planning permissions. Noise will be less than for a senior team game as existing.

HOURS OF OPERATION

- 4.08 As stated the hours of operation are already controlled and will be retained as part of the operation of the pitch.

COMMUNITY USE AGREEMENT

- 4.09 We are prepared to enter into a CUA as expected by Sport England in respect of the community use of the pitch.

FENCING

- 4.10 There is a need for fencing behind the goals to stop ball fired at goal from leaving the playing area. We suggest that 6m is the optimum height in this location bearing in mind the location of the dual carriageway and the clubhouse at either end of the pitch.

CONCLUSIONS

- 5.01 The proposal has been carefully considered and planned taking into full account the features of the site and its location. The use of the pitch is beneficial for the Club and community. The use of the pitch and the floodlights will not change from that approved.
- 5.02 The Club is a good neighbour and will ensure that it maintains a good relationship with local residents and keeps them advised of events within the terms of the Noise management agreement. They will provide access to the club by neighbours who may be disturbed. They have the ability to control use of the pitch at all times and users.
- 5.03 There is sufficient car parking onsite in the control of the Club to allow the use to operate safely and without undue loss of amenity to neighbours.