



Land at West Sompting, West
Sussex

Outline Playing Fields Specification

Prepared by
CSA Environmental

on behalf of
Persimmon Homes
(Thames Valley)

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DRAFT

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1.0 INTRODUCTION

- 1.1 This document sets out the requirements for the playing field provision as part of the approved residential development to the west of Sompting and will form part of the Section 106 agreement. The playing fields shall be located on the western edge of the site as shown on the Illustrative Masterplan, CSA/2134/141 (**Appendix B**).
- 1.2 An area of new sports pitches will be provided along the western edge of Parcel B of the Site to provide an area of formal, active recreational use on the Site.
- 1.3 The total area of playing field provision measures 1.98 hectares, with 0.75 hectares being made up of the two sports pitches. The pitches are one Under 9/10s mini soccer pitch and one Under13/14s youth pitch and address the need identified in The Adur Local Plan 2017, Part 2 and allocated for this site in Section 2.67.
- 1.4 The following guidance has been used in the preparation of this document:
- Sports England – 'Design Guidance Note – Natural Turf for Sport'
 - National Playing Fields (Fields in Trust) – 'The Design and Maintenance of Outdoor Sports Facilities'

2.0 PLAYING FIELDS REQUIREMENTS

General

- 2.1 The laying out and configuration of the playing fields is shown in the Landscape Masterplan drawing, CSA/2134/141 (**Appendix B**).
- 2.2 The playing fields will be surrounded by buffer zones containing a mix of shorter-mown amenity grassland and hay meadow grassland, with new tree planting at the eastern edge and a swale feature running alongside the proposed footpath to the west of the playing pitches.
- 2.3 In shorter-mown areas, the use of species rich amenity mixes should be explored, such that flexibility can be built-into the detailed management of the sward allowing the potential for mowing regimes to be relaxed in some areas during the summer months to facilitate the development of a more diverse, species rich flowering sward.

Existing Features & Trends

- 2.4 The area for the sports pitches currently contains existing arable habitats that will be lost as a result of the development. However new boundary hedgerows and tree lines will provide opportunities to enhance the biodiversity value of the area and provide important structure to the landscape.

Management Objectives
• To facilitate active recreation on Site • Ensure the provision of a useable playing surface for field sports. • To provide a significant area of short mown recreational grassland around the perimeter of the pitches to encourage active and passive recreation.

- 2.5 Provisionally, the playing fields could comprise a combination of the following pitch types:
- Football pitches (senior, youth and mini-soccer).
- 2.6 Once the playing field composition has been established, the pitches will be laid-out in accordance with the benchmark standard 'Comparative Sizes of Sports Pitches & Courts' (Sport England, April 2011).
- 2.7 The playing fields will be served by a new pavilion and car parking located to the south of the playing fields, the former of which is subject to a separate outline specification.

Principal Use

- 2.8 The pitch will principally be used for community football matches and training purposes.

Pitch Layout and Design

- 2.9 The design of the pitch and supporting infrastructure should comply with the Disability Discrimination Act, and satisfy Sport England's Access for Disabled Technical Guidance Note, BS8300 and Part M of the Building Regulations.

Orientation

- 2.10 The orientation of the pitch lies within the ideal 285° and 20° (north/south) range to minimise the effect of the setting sun on players.

Gradient

- 2.11 2.5 Longitudinal falls will be between 1:100 and 1:250. Latitudinal falls will be between 1:50 and 1:150.

Drainage

- 2.12 The pitch shall have an appropriate drainage system to suit the underlying ground conditions and the performance criteria set out in the following sections.

- 2.13 If drainage is required it will comprise of lateral drains beneath the pitch, at appropriate centres to suit the underlying ground conditions. Collector drains will be located outside of the perimeter of the pitch.

Playing Surface

- 2.14 The finished playing surface will be designed to suit the principal use, the anticipated frequency of use and the underlying ground conditions.

Cultivation and Seeding

- 2.15 The surface should be smooth and even at the designed gradient with a slight tilth to allow for good seed germination, emergence and establishment. Topsoil should be improved at this stage as necessary to improve any nutrient deficiencies.

- 2.16 An appropriate mixture of seed should be selected for the type of use, referring to the British Seed Booklet produced by the STRI and the British Society of Plant Breeders.

Performance Specification

Performance Quality Standard

2.17 A Performance Quality Standard (PQS) for Natural Grass Pitches has been created by a voluntary technical consortium, with representation from the Sports Turf Research Institute (STRI), National Playing Fields Association (NPFA) / Fields in Trust and the Institute of Groundsmanship (IOG). The pitches shall be constructed to the Sport England - Natural Turf for Sport Design Guidance Note 2011 and the Football Association - Guide to Design Principles and Layouts for Pitches.

2.18 The PQS provides a minimum quality standard and principally recommends that a natural grass pitch should:

- Have adequate grass cover;
- Low level of weed coverage;
- Be flat; and
- Will drain water.

2.19 In order to achieve this, the playing fields shall be constructed to meet the minimum PQS criteria for the relevant sport, as identified in the table contained in **Appendix A**.

Additional Criteria

2.20 In addition to the basic requirements of the above PQS, the following performance criteria are sought in regard to the sports pitches.

Level of use:	Up to 12 hours per week (per pitch)
Life span	30 years, major renovation every 6 years
Gradients	1:80 – 1:100 along line of play 1:40 – 1:50 across line of play

- 2.21 The design will accord with the following tabulated requirements provided by Fields in Trust and Natural Turf for Sport Guidance, 2011 by Sports England:-

Level of use:	
Growing season	12 hours per week, equal to 264 user hours
Non growing season	6 hours per week, equal to 132 user hours
Life span	30 years, major renovation* every 5 years
Gradients	Length: Between 1 in 100 and 1 in 250 Width: Between 1 in 50 and 1 in 150

Levels of use – these are expressed in hours per week and will vary depending on the time of year.

Life span – like all structures turf pitches have a natural life span and require major renovation or upgrading from time to time. The life span indicates the maximum potential life of the facility before major renovation or upgrading is required.

Surface gradient – the maximum acceptable slopes.

***Major renovation** typically includes: application of appropriate fertilizer, aeration, compaction alleviation and top dressing. Over seeding, pest, disease and weed control.

Drainage

- 2.22 The pitch construction will be defined at the detailed design stage and will require input from a suitably qualified specialist.

Football Pitches

- 2.23 The Sport England Design Guidance Note 'Natural Turf for Sport' identifies 7 different categories of pitch construction and drainage (defined as Types 1-7). The category of design that is suitable for the playing fields at West Sompting will depend upon the intended usage, desired performance standards and existing drainage and underlying soil conditions.

General Build-ups

2.24 The exact build-up of the soil profile will be determined by the appointed specialist and, dependant on the findings of the site investigation and the quality of the existing topsoil, should consist of the following minimum layers to meet the requirements of the PQS:

- Grass Sward;
- Rootzone (consisting of sandy topsoil), including surface drainage; and
- Sub-soil layer including piped drainage.

General Construction Guidelines

Stone Removal

2.25 The appointed contractor shall be expected to utilise stone burying equipment and stone collection such that **any stone over 30mm** is removed or sufficiently buried so as not to cause future problems through migration to the surface.

Sand Amelioration

2.26 The use of sand amelioration may be necessary to improve the drainage and rooting potential of the topsoil.

First Cut

2.27 The first cut of the grass sward should be undertaken when the grass reaches 50mm using a rotary mower, with no more than 1/3rd of sward removed.

2.28 After the first cut, the appointed contractor shall develop a maintenance regime for the first 12 months, sufficient such that the parameters of the PQS are met and the pitches are of a suitable quality for hand-over.

Fertiliser

2.29 Prior to seeding a pre-seeding fertiliser should be applied to the surface and lightly harrowed into the surface and re-rolled. The exact make-up of the fertiliser should be determined by the appointed contractor to meet the needs of the PQS.

Weed Control

2.30 If necessary, apply an approved proprietary selective herbicide to the formation level of the pitches in the manner recommended by the supplier to ensure control of weed growth.

Seeding

- 2.31 Seeding should be carried-out during suitable weather conditions.
- 2.32 Seed should be divided into half and each half sown in traverse directions using proprietary seeding equipment to meet the desired sowing rate.
- 2.33 Lightly chain harrow seed into the immediate surface and roll if required.
- 2.34 The seed mix required for the pitches shall be determined at the detailed design stage.

Irrigation

- 2.35 A hydrant shall be provided at a location convenient for watering the pitches.
- 2.36 The irrigation system shall comply with local water company regulations and shall include a system to prevent reverse siphoning into the water main.

Equipment

- 2.37 The equipment to be provided will be determined as part of the configuration and detailed design of the playing fields.
- 2.38 All equipment shall be in accordance with the guidelines issued by the relevant sport governing body.

3.0 FUTURE MAINTENANCE

- 3.1 This section identifies the key considerations that shall form the basis of the on-going maintenance of the playing fields.
- 3.2 As soon as the grass has begun to establish it is important to establish a rigorous maintenance programme to encourage a dense sward. This must continue until the surface is ready for play. The turf will continue to mature and this should be taken into account during ongoing maintenance.
- 3.3 The first 12 months maintenance shall be carried-out by the appointed contractor and, following hand-over, the sports pitches should be maintained to meet the continuing standards of the PQS.
- 3.4 The appointed contractor is expected to produce a maintenance schedule and management regime to cover the first year post hand-over. This is intended to assist in the future management of the pitches.
- 3.5 A detailed management plan that identifies objectives and prescriptions shall be subsequently submitted to AWDC with Reserved Matters
- 3.6 The maintenance programme should include; regular mowing, application of fertilizer, aeration, irrigation, re-seeding, preventative measure to ensure no pest damage occurs.

Key Objective

- 3.7 To facilitate active recreation and field sports within the playing fields and to ensure the provision of a useable playing surface for the anticipated level of use.

Key Prescriptions

- 3.8 Regular grass cutting will be required throughout the growing season.
- 3.9 The pitches will require rolling during pre-season in order to consolidate the underlying ground and remove any blemishes from the surface.
- 3.10 A spring fertiliser should be applied to the pitches, with only a spring dressing undertaken on the outfield areas.

3.11 At the end of the playing season the pitches will require renovation. This shall include:

- Scarification;
- Top dressing;
- Over-seeding;
- Application of fertiliser; and
- Aeration.

3.12 Outside of playing season, football/rugby pitches should be scarified to remove debris and aerated through deep spiking to relieve compaction.

Appendix A

Performance Quality Standards

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Element	Limits adopted by Football Association	Limits adopted by Rugby Union Rugby League	Method of test
Grass Height (mm)	30-60 GS 20-70 NGS	25-65 GS 25-75 NGS	BS:7370 P3 A3
Ground Cover (%)	>75	>70	BS:7370 P3 A6
Broad-leaved weeds (%)	<10	<10	BS:7370 P3 A6
Thatch depth (mm)	<15	<15	BS:7370 P3 A7
Water infiltration rate	5 (mm/h)	>2 (mm/h)	BS:7370 P3 A8
Evenness – 2 m straight edge (mm)	<25	<25	BS:7370 P3 A4
pH value	5.8-7.5	5.8-7.5	ISO 10390
Slope Direction of play (%) Across play (%)	<1.00-1.25 <1.25-2.00	<1.00-1.25 <1.25-2.00	BS:7370 P3 A5
Hardness (gravities)	35-200	40-180	STRI method of test using a 0.5kg Clegg Impact Hammer from a drop height of 0.55m

Key:

GS = Growing season

NGS = Non-growing season

Source: *Natural Turf for Sport, Updated guidance for 2011, May Revision 002, Appendix 4.*

Appendix B

Landscape Masterplan, Phase 1
CSA/2134/141

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F
E
D
C
B
A

04/02/21
11/01/21
09/07/20
22/06/20
22/06/20
19/06/20

AM
AM
GC
GC
GC
SS

Smaller sports pitches; revised POS planting
General updates to amended layout
General updates to amended layout
Further planting added
Plot 41 amended
Updates to revised layout

Rev	Date	By	Description
CSA environmental Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT f e w 01462 743647 ashwell@csaenvironmental.co.uk csaenvironmental.co.uk ProjectLand at West Sompting, West Sussex TitleLandscape Masterplan ClientPersimmon Homes (Thames Valley) ScaleNTS @ A1 DrawnAM DateFebruary 2019 CheckedJJ Drawing No.CSA/2134/141 RevE			





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