



This guidance note is intended to inform applicants seeking planning permission from Devon County Council for multi use games areas (MUGAs), synthetic turf pitches (STPs), natural turf pitches and other sports pitches at schools and colleges. These applications raise specific issues which are best addressed when the planning application is submitted rather than at a later date, if the application is to be processed efficiently.

**A. List of additional information required when the application is submitted**

1. Please submit **9 copies** of the application form, plans and supporting information, as additional statutory consultations are required for these applications.
2. A full **Lighting Impact Assessment** for all proposals involving floodlighting, undertaken by an independent assessor (not the applicant or the lighting provider), including:
  - Description of the proposed lighting: number of lighting columns and their height, and proposed lighting units.
  - Proposed level of lighting and the proposed sport(s), with a justification specifying which sport organisation's guidance has been used.
  - Drawings showing the illuminance levels (separate drawings for each item listed):
    - Plan showing horizontal illuminance levels, showing all buildings within 100 metres of the edge of the pitch.
    - Plan showing vertical illuminance levels, showing all buildings within 100 metres of the edge of the pitch.
    - Vertical cross-sections across the sports pitch showing lighting columns and vertical illuminance (2 to 50 lux lines), the heights of buildings within 100 metres of the edge of the pitch and any existing/proposed screening. Two vertical cross-sections across the length and width of the pitch (perpendicular to each other) should be provided.
  - Specification of the Environmental Zone of the application site, as defined in The Institution of Lighting Engineers' **Guidance Notes for the Reduction of Light Pollution**.
  - A statement of the need for floodlighting.
3. Information required by **Sport England** for proposals affecting existing playing fields:
  - The size of the existing playing field, and how much of the playing field is affected by the proposal (in ha or m<sup>2</sup>).
  - Existing site plan, clearly showing the layout of the winter and summer pitches including safety margins at a minimum of 1:1000 scale.
  - Proposed site plan, showing how any proposed new buildings and other works are likely to impact on the existing pitch layout including any realignment of pitches.
  - Confirmation that the local area does not have a shortfall of the existing type of sports pitch that would be exacerbated by the proposal (as shown in the Local Authority's Playing Fields Strategy, if there is one in place).
  - Confirmation of the technical suitability with Sport England's current Guidance Notes.
  - Confirmation that the new facility would be available for use by the community and that there would be a formal/legal agreement safeguarding appropriate levels of community use.

- Confirmation that the facility would be maintained satisfactorily and that a maintenance fund would be established.
  - Confirmation that changing facilities, including out of school hours, would be available to serve the proposal.
4. A **full detailed design** for managing **surface water runoff** using an appropriate Sustainable Urban Drainage System (or alternative scheme where SUDS is not possible) should be submitted with the planning application. Please note that an outline or preliminary design should be submitted to the Environment Agency for comment at the pre-application stage. Please submit a copy of this outline design and the Environment Agency's comments on it with the planning application.
  5. Details of the proposed hours of **use**, proposed sports and users, distinguishing between supervised use by the school/college and community use.
  6. Details of any proposed **fencing, storage sheds, team shelters, spectator stands etc.** These should include details of height, design, materials, layout and noise reduction measures.
  7. Details of the proposed **screening / landscaping**.
  8. For proposals **within AONBs**, additional information is required:
    - for greenfield sites within an AONB: a **Visual Impact Assessment** and details of **landscape mitigation measures** relating to floodlighting, fencing, screening, access, posts etc.
    - for sites within AONBs which are already developed or completely surrounded by development: details of **landscape mitigation measures**.
  9. Details of measures to encourage users to **travel** by foot, bicycle and public transport and the proposed **parking** provision for users of the pitch.
  10. A statement of the **need** for the development, based on appropriate evidence of strategic and local need.

## **B. Development standards required by the County Planning Authority**

Please note that these standards will be incorporated into planning conditions.

### **1. Floodlighting:**

- The County Council has a Dark Skies Policy, which the Planning Authority seeks to honour.
- Floodlighting to be used only when pitch is in use, and for up to 30 minutes prior to use.
- Floodlights to have fully-shielded light fixtures with cowl accessories to ensure that upward light emittance does not exceed 1%.
- Lighting fixtures to be correctly positioned to ensure that lighting is directional to the pitch only and does not cause detriment to surrounding residential properties.
- The County Planning Authority currently works to the floodlighting standards contained in the table below.

These are based on the floodlighting levels recommended by the national governing body of the sport(s) being played (taking the highest recommended standard) combined with the standards given for the 5 main types of MUGA in Appendix A of Sport England's **A Guide to the Design, Specification and Construction of Multi Use Games Areas (MUGAS) including Multi-Sport Synthetic Turf Pitches (STPs) (Part 3)**.

The lighting levels specified in the table below are the maintained average illuminance, and should be taken as the minimum and maximum required.

- It is presumed that facilities will be provided for multiple sports. Should a facility for one sport be proposed, the County Planning Authority will generally work to the floodlighting standard recommended by the relevant national governing body.

- The County Planning Authority's floodlighting requirements are as follows:

Type of MUGA	Primary Sports	Maintained Average Illuminance - lux (minimum and maximum level)
Painted open textured Macadam MUGA (Type 1)	Tennis / Netball	400
Open textured Macadam MUGA (Type 2)	Netball/ Tennis	400
Polymeric surfaced MUGA (Type 3)	Netball / Tennis	400
Polymeric surfaced MUGA (Type 4)	Football / Netball	400
Sand filled / dressed synthetic turf surfaced MUGA (Type 5) or STP	Hockey (national league, regional or county matches) / Football	500
	Hockey (training and all other matches) / Football	300
	Football only	200

## 2. Drainage:

- Where appropriate, surface water runoff should be managed by the use of **Sustainable Urban Drainage Systems (SUDS)**, which could include infiltration trenches, swales, infiltration basins and porous paving. The system will need to control runoff commensurate with the 1-year event on the undeveloped site and store the 100-year event from the developed area. Such an outflow is generally expected to be in the range of 5 to 10 l/s per hectare. Ground conditions will need to be investigated to determine the most efficient methods and if such systems are feasible.
- Where ground conditions do not permit the use of SUDS, **alternative solutions** will need to be investigated. Generally speaking this is where the percolation rate is less than  $10^{-5}$  m/s, where the tests are carried out in accordance with BRE Digest 365. Under such circumstances, the formal attenuation of flows using storage tanks or oversized pipes is likely to be the appropriate solution. All systems will need to control run off commensurate with the 1-year event on the undeveloped site and store the 100-year event from the developed area.
- In the first instance, the design of all systems should be investigated in accordance with **CIRIA C522 – 'Sustainable Urban Drainage Systems – design manual for England and Wales**.

## 3. Landscaping / Screening:

- Landscaping schemes will be required where there is insufficient existing screening.

## C. General notes

- All sites are different, therefore it is impossible to define specific criteria or thresholds for judging the acceptability of a proposal, or elements of that proposal.
- For example, the acceptability of floodlighting is dependent on a range of factors including the proximity of housing, the height of lights relative to housing/windows, existing and proposed screening, proposed hours of use, and landscape designations. In particular locations, floodlighting may be judged to be unacceptable.
- Since all sites are different, applicants are advised to discuss proposals for a specific site with the Development Control Section prior to submission of a planning application.
- It is also recommended that clarification is sought about the level of detail required for supporting information from the Development Control Section, prior to submission.

- **Please note that a planning application will not be accepted unless all the information required has been submitted.**

#### **D. Sources of Further Information**

Building Research Establishment. 2003. BRE Digest 365: Soakaway Design.

CIRIA. 2000. CIRIA C522: Sustainable Urban Drainage Systems – Design Manual for England and Wales.

Office of the Deputy Prime Minister. 2002. Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation.

Sport England. February 2004. A Guide to the Design, Specification and Construction of Multi Use Games Areas (MUGAS) including Multi-Sport Synthetic Turf Pitches (STPs). Parts 1, 2 & 3.

Sport England. 2003. Planning Bulletin 14: Intensive Use of Sports Facilities Revised.

Sport England. June 2000. Playing Fields for Sport Revisited. Planning Bulletin Issue Eight.

Sports Council. November 1994. Guidance Notes: Floodlighting.

*Please note that parts of this guidance have been updated by Sport England's February 2004 MUGA guide.*

The Institution of Lighting Engineers (ILE). 2000. Guidance Notes for the Reduction of Light Pollution.

#### **Local Authority Playing Field Strategies**

A Playing Pitch Strategy for East, Mid and West Devon. 2002.

North Devon Open Space Strategy. 2001.

Devon Local Football Partnership Facility Development Strategy 2003 – 2006.  
Available at <http://www.devonfa.com/development/devonlocalfootballpartnership/>

For further information or planning application forms, please contact:

Development Control  
Environment Directorate  
Devon County Council  
Lucombe House  
County Hall  
Exeter, EX2 4QW

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