

Meeting of the Environment & Leisure Committee

Monday 13 October 2025

Agenda Item 8.2

TO RECEIVE AN INITIAL UPDATE ON AN APPLICATION TO THE FOOTBALL FOUNDATION FOR A NEW 3G PITCH IN UCKFIELD

1.0 Summary

- 1.1 Members of Full Council were advised on 9 September 2025, that further to a site meeting with the Football Foundation, Sussex FA, Wealden District Council and Uckfield Town Council staff, an application was submitted for funding and assistance for the purchase, supply, and installation of a new 3G pitch.

The project is to design and construct a new floodlit community 91m x 55m (97m x 61m) site footprint) 3G Football Turf Pitch (FTP) as per the Employers Requirements, with associated features including;

- 4.50m high ball stop fencing and entrance gates to the pitch perimeterTwo new goal recess areas as per the new FF pitch layout and 3m wide spectator area to decrease the overall footprint to 97m x 61m (+ 3m spectator area).
- 1.20m high pitch barriers with entrance gates internally to segregate the artificial grass field of play and perimeter area from adjoining hard-standing areas
- Microplastic retention measures
- Hard-standing areas complete with porous asphalt surfacing for spectators, portable goals storage and access as well as vehicular maintenance and emergency access
- LED floodlight system as per FA guide to Floodlights
- Sports equipment and site furniture reinstatement
- Maintenance equipment and store located within AGP fenced enclosure

- 1.2 In assessing the various sites owned by Uckfield Town Council, and considering the advantages and disadvantages of each site, the site put forward for a 3G pitch was Victoria Football Pitch. Although a currently working grass pitch, it has close proximity to Victoria Pavilion, with adequate changing space, parking facilities, sits within our sports hub area within the town, and also in close proximity to one existing primary school, and to one new one being built on the Ridgewood Farm site. New Barn football pitch would have been too close to the ancient woodland and likely to have been refused by planning for this reason. Harlands is not a suitable site, in terms of parking and access, and West Park is currently used by the Grasshoppers for junior football only, and has three pitches marked out.

- 1.3 The site of Victoria Football Pitch meets the size requirements for a 3G pitch.



2.0 Initial findings of desktop review

- 2.1 The Football Foundation have received the completed desktop review from their appointed design consultants for the project. The full report is available to view as a background paper due to its length and sees completion of Step 4 (within Stage 2).
- 2.2 We have been informed that the report identified no show stoppers at this stage however conflict with cricket was flagged as a concern. This means an ECB Boundary Risk Assessment would be required. It also appears that parking is adequate but this would be assessed as the project progresses and a better understanding of how the site is used in evenings and weekends, etc.
- 2.3 As a result they have instructed the Design Consultant to halt at Step 4 of the proposed project plan only (Football Foundation). They require the Town Council's approval to instruct Step 5 and beyond. The Football Foundation would pay the upfront fees directly for completion of Stages 2 to 4 (up to a maximum of £30,891). Any fees that would exceed this would need to be paid by the Town Council.
- 2.4 In the interim period, whilst awaiting this meeting, the Town Clerk responded to advise both the cricket and football had been playing alongside each other at this location for a number of years and would be happy to delve into the archives to see if this was considered over the years with the increased usage of the site. The Town Clerk also advised that the Town Council would welcome considerations for any additional requirements around parking and changing provision to support the project. This was why additional funding had been allocated for the project by all parties involved.
- 2.5 The Football Foundation advised that the ECB boundary risk assessment was required due to the intensified usage of a 3G pitch (e.g. up to 85 available hours

per week, 12 months of the year). Sport England would want to see evidence that this has been considered to ensure player and spectator safety.

2.6 The following stages of the Project Plan are as follows:

Consultancy Description		Quantity	Cost ex. VAT
STAGE 2 DESKTOP REVIEW, SITE VISIT AND TOPOGRAPHICAL SURVEY			
Step 4 (2 wks)	Desktop site review and statutory utilities searches	Item	£600.00
Step 5 (2 wks)	SSL site visit for site walkover & meet client	Item	£600.00
	Topographical survey	Item	£800.00
Stage 2 Sub Total			£2,000.00
STAGE 3 FEASIBILITY			
Step 6 (3 wks)	Production of initial 'Consultation Plan' drawing layout	Item	£800.00
	Chair initial design review meeting with client & FF (Online) - Design layout, alternative solutions, construction approaches and cost implications, programme, etc.	Item	£225.00
	Following above meeting, SSL to confirm fee for recommended surveys	Item	incl
Stage 3 - Step 6 Sub Total			£1,025.00
Step 7 (10 wks)	<u>Standard Site Surveys</u>		
	Produce a OS scale site plan to identify site boundary & site access etc.	Item	£165.00
	Ground Investigation (Driven Tube Sampling) inc Drainage Capacity Survey	Item	£3,625.00
	Topsoil laboratory testing and analysis to inform suitability of topsoil for re-use	Item	£600.00
	Topsoil WAC testing	Item	£580.00
	Electrical Capacity Survey	Item	£750.00
	appraisal and design/development considerations and development of specification for the facility	Item	£1,250.00
Stage 3 - Step 7 Sub Total			£6,970.00
Stage 3 Total			£7,995.00
STAGE 4 DESIGN AND PLANNING			
Step 8 (T.B.C.)	<u>Other Project Specific Surveys</u>		
	Drainage CCTV survey (of accessible pipework)	Item	£2,000.00
	Provide Drainage Design / Strategy including Standard Drainage Calculations	Item	£1,500.00
	Utility mapping exercise (required to accurately trace site services)	Item	£2,000.00
	Ecology Assessment (Preliminary Ecological Assessment only)	Item	£1,800.00
	Bat Monitoring	Item	TBC
	Biodiversity Net Gain Report & Subsequent Landscaping Design	Item	£3,000.00
	Transport Assessment including traffic impact assessment	Item	TBC
	Parking Survey to supplement Transport Assessment (if required)	Item	TBC
	Car Park Design	Item	TBC
	Highway Visibility Assessment/ Design of New Vehicle Access Adjoining a Public Highway	Item	TBC
	Noise Impact Assessment (including onsite monitoring of existing noise levels)	Item	TBC
	Archaeological study	Item	TBC
	UXO (Unexploded Ordnance) - Detailed Risk Assessment (incl risk mitigation measures)	Item	TBC
	Tree Survey, Arboricultural Impact Assessment, Tree Constraints Plan & Method Statements	Item	£2,100.00
	BRE 365 testing (if required to demonstrate infiltration)	Item	£2,400.00
	Floodlighting scheme design including predicted light spillage & lighting calculations	Item	£350.00
	ECB Boundary Risk Assessment	Item	£1,600.00
	Completion and Submission of Planning Documentation	Item	£3,500.00
	Payment of planning application fee to be made by the client	Item	by client
Step 9 (16 wks)	Liaison with Planning Department during the planning process	Item	Incl
Step 10	Discharge of Planning conditions (excluding cost of any further survey works if required)	Item	Incl
	Payment of discharge application fee to be made by the client	Item	by client
Stage 4 Sub Total			£20,250.00
OVERALL TOTAL			£30,245.00
Client direct works beyond £30,891 - (DO Not invoice FF monies above)		£30,891 Client Cost	£0.00

2.7 Full Council committed up to £150k for the project, and Wealden DC were taking their report to Cabinet in November 2025 to seek the approval of up to £400k towards the scheme.

2.8 We understand from very early discussions that the Football Foundation may be able to fund up to or in the region of 67% to 77% of the total funding required.

Typically these schemes cost in the region of £1million to £1.1million. So adequate funding has been set aside which would also factor in the need for additional facilities and improvements.

- 2.9 The Football Foundation and their Design Consultants were keen to complete the remaining aspects of Stage 2 (Step 5), which the Town Clerk would be happy to support, to enable them to complete the walkover of the site and topographical survey.

3.0 Recommendations

- 3.1 Members are asked to:

- (i) note the progress to date with the application, and;
- (ii) provide the Town Clerk with authority to give permission for the Football Foundation to proceed past Step 4 (Stage 2) with the Town Council taking on liability for any client costs incurred in addition to the projected £30,245 for Step 5 and beyond.

Contact Officer: Holly Goring