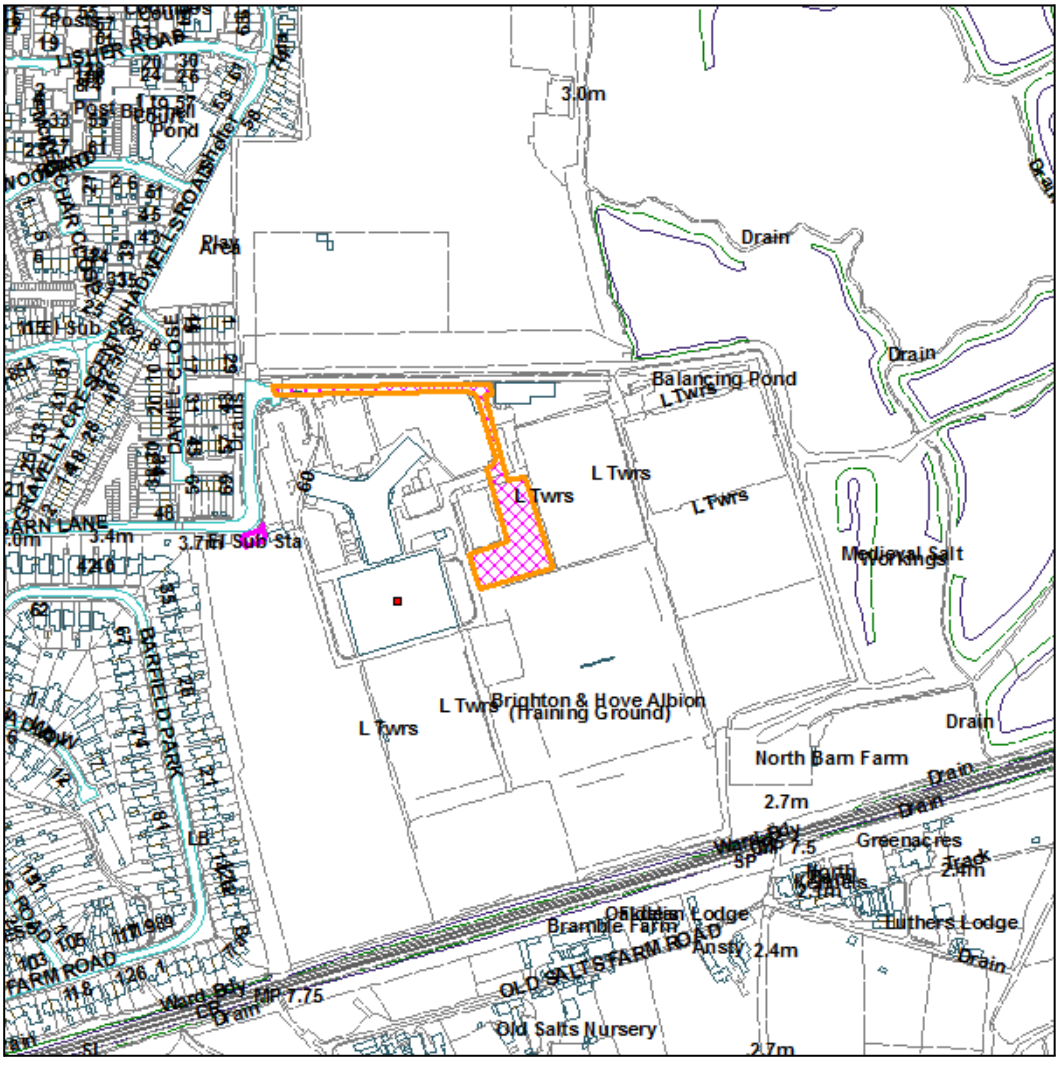
Application Number:	AWDM/0692/25	Recommendation - Approve
Site:	Brighton And Hove Albion Training Ground 60 Mash Barn Lane Lancing	
Proposal:	Approval of Details Reserved by Conditions 3 (CEMP), 4 (Materials), 5 (Landscaping) and 6 (PV Panels/Energy Efficiency) of Application AWDM/1188/24.	
Applicant:	The Community Stadium Limited	Ward: Mash Barn
Agent:	DMH Stallard	
Case Officer:	Peter Barnett	



Not to Scale

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Proposal, Site and Surroundings

The application relates to the Brighton and Hove FC Elite Football Performance Centre and comprises an area to the east of the main training ground building and indoor pitch. Planning permission was granted at the February Planning Committee for proposed covered padel courts along with an associated 2-storey building comprising changing rooms and office/classroom space (AWDM/1188/24). In granting permission Members expressed concern at the use of a white roof cover over the padel courts. The applicants responded by stating that a white colour was more energy efficient as it would allow in the most natural light and therefore reduce reliance on artificial lighting.

The permission was therefore subject to several conditions including Condition 4 which states:

"Notwithstanding the details shown on the approved plans, no development shall be carried out unless and until a schedule of materials and finishes (including details of the colour and finish) to be used for the proposed building and its roof, giving due consideration to visual impact and energy efficiency, has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule."

Members asked that the application for approval of this condition should be brought before the Committee for consideration.

The current application is for approval of details submitted pursuant to Condition 4 and also to conditions 3 (Construction Management Plan), 5 (landscaping) and 6 (details of PV panels).

Relevant Planning History

AWDM/0205/12 – Construction of a training ground and football academy for Brighton and Hove Albion Football Club with access from Mash Barn Lane, comprising 11 outdoor pitches (2 of which are floodlit), external training grids, a Y-shaped 2 storey building to house changing rooms, associated offices, medical facilities, gym, catering and leisure facilities, a grounds maintenance building, security lodge, half-sized indoor training pitch and small sub-station/boiler house/refuse and recycling structure, plus 303 car parking spaces, 25-30 cycle spaces, coach parking, on-site access roads, security fencing and landscaping around the site.

AWDM/0205/13 – Construction of 3no. additional football pitches (1 x grass, 2 x artificial) and relocation of reed bed on land to east of approved training ground. Continuation of acoustic fencing on northern boundary plus fencing and landscaping to site boundary.

AWDM/0171/14 - Installation of floodlighting to previously approved northernmost

community pitch (amendment to planning permission AWDM/0205/13 for construction of 3 No. additional football pitches (1 x grass, 2 x artificial), relocation of reed bed, extension of fencing and landscaping to site boundary)

AWDM/0277/14 – Application for a minor material amendment to permission reference AWDM/0205/12 to enable replacement of half-sized academy pitch with a futsal (5 a side) pitch, 3G surface and running hill (max. height 2.5m)

AWDM1716/15 - Construction of spectator stand to accommodate a total of 500 people (to include 6 wheelchair and helper positions) and camera tower.

AWDM/0759/16 - Formation of a landscaped bund (north of training ground) and provision of an access (for maintenance vehicles only) to the Ground Maintenance Building and Community Pitch from Mash Barn Lane (with access for construction traffic to be from A27)

AWDM/0236/19 - Reconfiguration and extension of Training Ground including extension to existing Training Centre building, erection of a new single storey 'Club Hub' building to include women's and girls' changing rooms, community changing rooms and pitchside seating for parents/coaches, formation of an additional three pitches and training grid, reconfiguration of existing pitches including relocation of indoor pitch, showpitch, spectator stand, floodlighting and camera tower, provision of additional 51 parking spaces, provision of a temporary construction haul road from the A27, plus hard and soft landscaping.

AWDM/0032/20 -Application for Variation of Condition 1 (approved plans) to AWDM/0236/19 for amendments to fenestration of the Training Centre, reduced plant louvre screen on the roof of the Training Centre, addition of a stair enclosure to the roof of the Training Centre; reduced height of link between Training Centre and indoor pitch, various minor amendments to fenestration of the Club Hub, and increased height of the plant louvres to roof of Club Hub. Amendment to approved fencing details on eastern boundary and provision of additional landscaping

AWDM/1021/21 - Application for Minor Material Amendments to approved application reference AWDM/0236/19 namely:
Provision of a covered standing area for parents adjacent to parents lounge, Provision of a covered walkway between the Club Hub and Training Centre, Provision of refuse enclosure adjacent to bin store, Extended goal storage alcove, Relocation of internal stairwell to exterior of building and reuse of internal floorspace, Installation of new vehicular and pedestrian security gates (retrospective)

AWDM/1188/24 - Levelling out of running hill; proposed covered padel courts along with associated 2-storey building comprising changing rooms and office/classroom space - approved

Consultations

West Sussex County Council: The Highways Officer is satisfied with the details provided in regards to Condition 3 (CMP).

Adur & Worthing Councils: The ***Environmental Health*** officer has no objection

Lancing Parish Council: Support the application

Brighton City Airport: To be reported

Representations

None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policies 5, 13, 14, 15, 18, 28, 30, 31, 32, 33, 34, 35, 36
National Planning Policy Framework (December 2024)
WSCC Guidance on Parking at New Developments (Sept 2020).
Sustainable Energy SPD (August 2019)

Relevant Legislation

The current application is for approval of details reserved by planning conditions. Section 38(6) of the Planning and Compulsory Purchase Act 2004 that requires where in making any determination under the Planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise.

Planning Assessment

Condition 3: No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority.

The submitted Construction Environmental Management Plan states that the build programme is around 25 weeks, planning to commence late Summer 2025. A construction compound is proposed within the site with hours of work proposed to be 8am- 6pm Monday-Friday and 8.30am- 1pm Saturdays.

Liaison with nearby residents is proposed to confirm working hours. Construction traffic will access the site from Mash Barn Lane and deliveries will be scheduled to avoid peak periods but within the agreed working hours. All parking for contractors will be on site. Dust and dirt management will be in place.

There are no objections to the Plan from West Sussex Highways or the Council's Environmental Health Officer and it is considered that Condition 3 can be approved.

Condition 4: **Notwithstanding the details shown on the approved plans, no**

development shall be carried out unless and until a schedule of materials and finishes (including details of the colour and finish) to be used for the proposed building and its roof, giving due consideration to visual impact and energy efficiency, has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.

The Club's preferred colour for the canopy over the padel courts is a translucent white roof material with blue vertical walls, similar to that used for the covered football pitch to the west. A supporting statement submitted by the applicants' sports consultants explains that opaque roofs require more artificial lighting to be used. Such lighting tends to also leave a dark space between the top of the floodlights and the underside of the roof so lobbed balls can be lost in the darker area, affecting visibility and playability. Natural lighting creates a better playing experience. It is anticipated that with a translucent roof up to 6 hours of play a day is possible without lights.

A padel cover colour analysis has also been submitted to further support the use of a white roof. It states that the overall colour scheme can already be found elsewhere on the site and use of an alternative colour would appear discordant.



In terms of visual impact, an assessment has been carried out from 4 viewpoints on the higher ground of the South Downs to the north. From MacIntyres Field, to the NE of Ring Road Lancing, the existing roof of the indoor pitch is the most apparent, as can be seen in the image below:



The next image shows the view with the white padel court roof included:



An image showing a blue roof for comparison is included below:



Further images have been submitted to show more distant views from Lancing Ring:



and from Mill Hill:



The padel court roof will be seen in the context of the existing buildings at the training ground as well as the New Monks Farm housing development in the foreground when viewed from the north. In more distant views from Mill Hill, the larger indoor pitch cover is the dominant form behind the padel court while airport buildings are more prominent in the foreground. The white roof also helps the building to blend in with the existing white structures on the training ground whereas a darker colour would stand out more.

In terms of energy use, the applicants were asked to submit details of how much energy would be saved by using a white roof rather than a darker colour. The applicants used a white cover and a blue cover for comparison (blue being in keeping with the existing colour scheme on the site).

It was found that a white roof has a 'solar transmittance' of 12% meaning that during hours of natural light padel can be played without the need for artificial lighting. A blue opaque cover has a solar transmittance value of 0% meaning no natural light can penetrate the cover and artificial lighting will be needed at all times. This has been calculated to equate to an increase in energy use of around 4300kWh compared with a white roof.

While there were initial concerns at the use of a white roof, and those concerns remain to some extent, the submitted information has provided a reasonable justification for the use of white rather than a darker colour. The size of the roof is smaller than that over the indoor pitch, which will remain the more dominant feature in the landscape. The energy and sustainability benefits of a lighter roof are also clear. On balance, it is considered that the details as submitted are acceptable.

Condition 5 **Notwithstanding the details shown on the approved plans, no works or development shall take place until full details of all hard and soft landscaping works and the proposed times of planting, including increased provision for biodiversity, have been approved in writing by the Local Planning Authority and all soft landscape works shall be carried out in accordance with those details and at those times. Any plants which within a period of five years from the time of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar**

size and species unless the Local Planning Authority gives written consent to any variation.

Members had previously suggested that the landscaping scheme should increase the amount of tree planting and include provisions for biodiversity. The planning application only proposed the planting of a single tree but the submitted landscaping scheme now shows 3no. native Rowan trees to be planted on a small area of grassland on the western side of the site, adjacent to the access road. It should be noted that the development is exempt from mandatory BNG requirements as the site of the padel courts does not currently contain any grass or have any ecological value. It is considered that the proposed landscaping scheme is acceptable and will have biodiversity benefits.

Condition 6: **No development shall take place until final details of renewable energy and energy efficiency measures, including the number, position and appearance of proposed PV panels, and a glint and glare assessment, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and completed in accordance with the approved details.**

An Energy Strategy has been submitted which confirms that 110m2 of PV panels on the roof of the two storey building is proposed. No energy storage facility is proposed as the energy provided by the panels will be totally consumed on site. Air Source Heat Pumps are also proposed to meet the space heating and cooling demand of the building.

The Energy assessments results demonstrate that the proposed building complies with Part L 2021 energy performance requirements with a sufficient buffer of compliance and achieves an EPC Rating of A. This also provides the necessary compliance to achieve the targeted credits within the BREEAM rating of Very Good.

A Glint and Glare Assessment has been submitted for the rooftop solar array with particular consideration for the impact on aircraft using the nearby Brighton City Airport. The Airport Safeguarding team have been consulted and their comments are awaited and will be reported at the meeting.

The assessment highlights that solar panels have less reflectivity than many common materials and surfaces, such as glass, polished metals or snow. Reflectivity is comparable to water. No significant impacts are anticipated for pilots or personnel in the air traffic control tower.

Recommendation:

Approve the conditions in accordance with the submitted details