WEST SUSSEX COUNTY COUNCIL **DATE: 9 February 11**
INFRASTRUCTURE CONSULTATION

FROM: **Matthew Bartle** **TO:** **Adur District Council**
FAO: **Peter Barnett**

SUBJECT: **ADC/0496/10 - Demolition of existing sports and pool buildings and erection of new sports building to include an indoor multi-purpose sports hall and a 6 lane indoor swimming pool, including additional landscaping and mitigation works and alterations to parking layout**

Lancing College BN15 0RW

CONSULTATION DATE: 6 January 2011
RECOMMENDATION:

Advice		**Modification**		**More Information**	
Objection		**No Objection**	X	**Refusal**	

Architecture

The design is a clear reflection of the solution discussed with the architects. It is a low-lying structure with an extensive sedum roof. It will have a minimal impact on the important east elevation. The rough-sawn oak side panelling will help to blend it into the landscaping. The design will have a minimal impact on the adjoining chapel. It will be better than the existing sports hall. It is suggested that the roof covering be conditioned.

Landscape

The county landscape architect recommends grass that could be rough-cut annually. There is no landscape objection.

Archaeology

There are no previously reported ancient archaeological sites or finds within or immediately adjacent to the proposed new sports building.

In respect of presently unknown buried archaeological sites, any such are likely to have been adversely affected to some degree during previous construction and landscaping works associated with the building of the present buildings and laying out of the existing car parking area.

As the new building would be situated within the areas of previous ground disturbance, ground excavations and landscaping works for new construction are likely to affect only already damaged buried ancient deposits.

Conclusion: No anticipated significant archaeological implications.

Ecology

No strategic ecological objection

There is no objection to the development proceeding as proposed within Section 5 of the ecological report and the bat mitigation plans. The information submitted satisfies Natural England's Standing advice, Gov't circular 06/2005 and the Habitats Directive 1994. A European Protected Species Licence will be required post-approval.

Transportation

No objection.

Since the proposal is for improvement and modernisation of the existing facilities and, while there is an expansion of the area covered by the proposal, only modest increases in visitor numbers and parking requirements are anticipated. The applicant proposes to maintain the number of parking spaces at 56. There is ample area available for these spaces at present and it is not anticipated that any issues would arise with traffic circulation in the new car park layout.

It would be desirable for an appropriate number of spaces for disabled car users and cyclists could be provided.

Condition

PARKING AND TURNING

No new development shall be occupied until space has been laid out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for maximum 56 cars/minimum 3 disabled user cars/minimum 6 cycles to be parked and for the loading and unloading of 1 goods vehicle and for vehicles to turn so that they may enter and leave the site in forward gear. The parking/turning area shall be used and retained exclusively for its designated purpose.

Matthew Bartle
Local Development