WORTHING BOROUGH COUNCIL

Miss Debbie Marriage
DJM Town Planning
16 Fairdene
Southwick
Brighton
BN42 4QN
United Kingdom

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/0303/24

Details of Development
ERECTION OF NEW COVERED NORTH STAND 6 METRES HIGH REDUCING TO 5.0 METRES AT THE REAR, 90 METRES LONG BY 6 METRES DEEP. ERECTION OF NEW BUILDING IN NORTH WEST CORNER, TO PROVIDE WCS AND FOOD & BEVERAGE BAR 2.69 METRES HIGH, 11.6 METRES WIDE BY 6.87 METRES DEEP.

Location of Development
WORTHING FOOTBALL CLUB WOODSIDE ROAD WORTHING WEST SUSSEX

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 5th March 2024.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

G Peck

Gary Peck
Planning Services Manager
23/04/2024

SCHEDULE

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
COVERING LETTER		05.03.2024
PLANNING, DESIGN & ACCESS STATEMENT	V.1	05.03.2024
TRANSPORT STATEMENT	V.1	05.03.2024
SOAKAWAY CALCULATIONS		05.03.2024
PROPOSED SITE DRAINAGE DETAILS 1 OF 2	200 P1	05.03.2024
PROPOSED SITE DRAINAGE DETAILS 2 OF 2	202 P1	05.03.2024
PROPOSED SITE DRAINAGE	100 P3	05.03.2024
ARBORICULTURAL IMPLICATIONS ASSESSMENT	J65.34	05.03.2024
REPORT ON INSPECTION OF TREES	J65.34	05.03.2024
SITE & LOCATION PLAN	A.001	05.03.2024
EXISTING SITE	A.100	05.03.2024
SURFACES	A.103	05.03.2024
EXISTING ELEVATIONS	A.200	05.03.2024
PROPOSED ELEVATIONS	A.201A	05.03.2024
EXISTING SECTIONS	A.300	05.03.2024
PROPOSED SECTIONS	A.301A	05.03.2024
VISUALS	A.400	05.03.2024
VISUALS	A.401	05.03.2024
PROPOSED PLANS	A.101B	05.04.2024
WC & REFRESHMENT BLOCK	A.102C	05.04.2024
IN SITU INFILTRATION TEST REPORT		05.04.2024

Reference/Drawing Number	Version	Date Rec
PROPOSED SITE DRAINAGE	100 P4	05.04.2024
DRAINAGE DETAILS 1	200 P1	05.04.2024
DRAINAGE DETAILS 2	202 P1	05.04.2024
SOAKAWAY CALCULATIONS	1 YEAR + 45% CC VOLUME	05.04.2024
SOAKAWAY CALCULATIONS	30 YEAR + 45% CC VOLUME	05.04.2024
SOAKAWAY CALCULATIONS	100 YEAR + 45% CC VOLUME	05.04.2024

Reason: *For the avoidance of doubt and in the interests of proper planning.*

02. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

03. The development shall proceed in accordance with the proposed means of foul sewerage and surface water disposal submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water.

Reason: *To ensure adequate means of foul sewerage and surface water disposal.*

04. The development shall proceed in accordance with the proposed surface water drainage scheme that has been submitted to the Local Planning Authority. No part of the building shall be occupied until the complete surface water drainage system serving the development has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: *To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policies of Adur and Worthing Council.*

05. The development hereby approved shall not be occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

i. a timetable for its implementation.
ii. details of SuDS feature and connecting drainage structures and maintenance requirements for each aspect including a drawing showing where they are located.
iii. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will include the name and contact details of any appointed management company.

Reason: *To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for the development and not increased in accordance with the NPPF and policies of Worthing Borough Council.*

06. Prior to the commencement of the 2024/25 football season, an updated noise management plan (including details of any soundproofing measures) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: *To ensure that the impacts of noise upon the amenities of neighbouring properties are mitigated as far as is practicable.*

07. No part of the development shall be first used until such time as a Travel Plan Statement has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan Statement shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

Reason: *To encourage and promote sustainable transport.*

08. The trees shown on the northern side shown to be retained on the approved plans shall be maintained, and not exceed, a height to be agreed in writing with the Local Planning Authority no later than 1 month from the date of the first use of the stand hereby approved.

Reason: *To ensure that the trees are maintained at a suitable height to screen the stand but do not adversely affect the amenities of neighbouring resident's gardens.*

09. The materials and finishes to be used for the external walls and roofs of the proposed buildings shall be provided in accordance with the details submitted with the application and any variation must be agreed in writing prior to the construction of the development.

Reason: *In the interests of visual amenity and to comply with policy DM5 of the Worthing Local Plan.*

10. The refreshment and toilet block in the north western corner of the stadium hereby approved shall be operated on first team match days only.

Reason: *In the interests of the amenities of neighbouring residential properties.*

11. Prior to the first use of north western refreshment/toilet block hereby approved, details of landscaping to screen the north eastern corner of the building shall be submitted to and approved by the Local Planning Authority and the approved details maintained at all times thereafter.

    Reason: *To ensure adequate screening is provided to neighbouring residential properties.*

12. Prior to first occupation of the stand hereby permitted, details of lighting to the rear wall shall be submitted to and approved by the Local Planning Authority and the approved details maintained thereafter.

    Reason: *In the interests of the amenities of neighbouring residential properties.*

13. Details of any walls and/or fences to be erected to the northern boundary in agreement with neighbouring residential properties, shall be agreed in writing with the Local Planning Authority prior to their construction and the approved details shall be maintained thereafter.

    Reason: *In the interests of amenity and to comply with policy DM5 of the Worthing Local Plan.*

14. Prior to the first use of the stand hereby permitted, a disability access statement shall be submitted in relation to the new stand and increased capacity of the stadium to demonstrate that the proposed additional disabled spaces are appropriately located in the new stand and to assess whether there are any further disabled parking spaces required as a result of the increased capacity of the stadium.

    Reason: *To ensure adequate provision is made for disabled spectators attending the stadium.*

15. Prior to the construction of the development hereby permitted comments shall be obtained from Sussex Police by the applicant and within 1 month of the first use of the stand, details shall be submitted by the applicant demonstrating how any requirements from Sussex Police arising as a result of the development have been met.

    Reason: *To ensure any requirements from the Police are adequately considered.*

16. Within 1 month of the first use of the stand hereby approved, parking surveys undertaken on both a match day and a non-match day shall be submitted by the applicant identifying the number of legal parking spaces available on the surrounding public highway network and assessing any adverse impacts upon the highway network, including illegal parking. The results of any such survey shall be made available to the Borough Council and Highways Authority to consider any requirements that have arisen because of the development, with further consideration being given by the Planning Committee before the condition is discharged.

Notwithstanding the above, and if not already achieved, should the Football Club achieve promotion to the National League (Step 1) in any subsequent season following the erection of the stand, a further match day and non-match day survey shall be undertaken no later than 1 month following the first home game of the season in question to allow consideration of any increase in attendance to the stadium.

Reason: *To ensure that any adverse highways impacts arising as a result of the development and potentially increased use of the stadium are adequately mitigated.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Ref: AWDM/0303/24

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If the decision relates to a householder application or minor commercial application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to express consent for the display of an advertisement, then you must do so within 8 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://www.gov.uk/appeal-planning-decision.

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990..

7. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served in relation to the same, or substantially the same, development as in the planning application no earlier than 2 years before the date the application was made, the period for receiving a planning appeal is within 28 days of the date on the planning application decision notice or of the date by which the LPA should have decided the application.

However, the LPA may formally decline to determine a retrospective planning application for permission for any development contained within a pre-existing enforcement notice served on or after 6 April 2012, where that notice was issued before the application was received by the LPA (see above). There is no right to make a planning appeal in such circumstances.

Where an enforcement notice was served in relation to the same, or substantially the same, development after the decision notice on the application was issued or after the end of the period the LPA had to determine the application, the period for receiving a planning appeal is within 28 days of the date the enforcement notice was served (unless this would extend the period beyond the normal 12 weeks or 6 months deadline).